

# City of Capitola

## Planning Commission Meeting Agenda

### Thursday, April 07, 2022 – 7:00 PM



City Council Chambers  
420 Capitola Avenue, Capitola, CA 95010

**Chairperson:** Peter Wilk

**Commissioners:** Courtney Christiansen, Ed Newman, Susan Westman, Mick Routh

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*Please review the Notice of Remote Access for instructions on participating in the meeting remotely. The Notice of Remote Access is at the end of the agenda.*

*All correspondences received prior to 5:00 p.m. on the Wednesday preceding a Planning Commission Meeting will be distributed to Commissioners to review prior to the meeting. Information submitted after 5 p.m. on that Wednesday may not have time to reach Commissioners, nor be read by them prior to consideration of an item.*

*All matters listed on the Regular Meeting of the Capitola Planning Commission Agenda shall be considered as Public Hearings.*

#### **1. Roll Call and Pledge of Allegiance**

Commissioners Mick Routh, Courtney Christiansen, Ed Newman, Susan Westman, Peter Wilk

#### **2. Oral Communications**

##### **A. Additions and Deletions to the Agenda**

##### **B. Public Comments**

*Please review the Notice of Remote Access for instructions. Short communications from the public concerning matters not on the Agenda. All speakers are requested to print their name on the sign-in sheet located at the podium so that their name may be accurately recorded in the Minutes. Members of the public may speak for up to three minutes, unless otherwise specified by the Chair. Individuals may not speak more than once during Oral Communications. All speakers must address the entire legislative body and will not be permitted to engage in dialogue.*

##### **C. Commission Comments**

##### **D. Staff Comments**

#### **3. Consent Calendar**

*All matters listed under "Consent Calendar" are considered by the Planning Commission to be routine and will be enacted by one motion in the form listed below. There will be no separate discussion on these items prior to the time the Planning Commission votes on the action unless members of the public or the Planning Commission request specific items to be discussed for separate review. Items pulled for separate discussion will be considered in the order listed on the Agenda.*

**A. 1835 48th Avenue**

**Permit Number: #21-0301**

**APN: 034-022-03**

Design Permit for a second-story addition and a new detached garage for an existing nonconforming single-family residence located within the R-1 (Single-Family Residential) zoning district.

Environmental Determination: Categorical Exemption

Property Owner: Dana Glusovich

Representative: Dennis Norton, Filed: 07.07.2021

**4. Public Hearings**

*Public Hearings are intended to provide an opportunity for public discussion of each item listed as a Public Hearing. The following procedure is as follows: 1) Staff Presentation; 2) Planning Commission Questions; 3) Public Comment; 4) Planning Commission Deliberation; and 5) Decision.*

**A. 1820 41st Avenue, Suite A**

**Permit Number: #21-0429**

**APN: 034-131-24**

Conditional Use Permit Amendment to allow extended hours of delivery sales for alcohol and non-alcohol retail goods from an existing Retail Alcohol Establishment (BevMo) located in the C-R (Regional Commercial) zoning district.

This project is not in the Coastal Zone.

Environmental Determination: Categorical Exemption 15301

Property Owner: Chaboya Ranch

Representative: Philip Olson - BevMo, Filed: 10.11.21

**B. 106 Cliff Avenue**

**Permit Number: #21-0404**

**APN: 036-112-17**

Design Permit and Historical Alteration Permit for additions to a historic single-family residence, a new detached single-story accessory structure that includes an accessory dwelling unit (ADU) and garage, and a Variance for the maximum height of the primary structure. The permit includes the demolition of two non-historic accessory structures behind the primary residence. The project is located within the R-1 (Single-Family Residential) zoning district.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals.

Environmental Determination: Categorical Exemption

Property Owner: Sam Abbey

Representative: Cove Britton, Filed: 09.07.21



**C. 1410 Prospect Avenue**

**Permit Number: 21-0376**

**APN: 034-046-19**

Design Permit, Historical Alteration Permit and Variance to demolish an existing residence and construct a new home that retains nonconformities for size and setbacks. The project is located within the R-1-GH (Single-Family Residential) zoning district and (Geologic Hazards) overlay zone.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Alex Johnson

Representative: Derek Van Alstine, Filed: 08.24.21

**D. Preliminary Review of Prototype Street Dining Deck**

**Permit Number: 22-0140**

**APN: Village Eating Establishments**

Preliminary design for future prototype street dining deck.

Environmental Determination: Categorically Exempt

Property Owner: City of Capitola

Representative: Katie Herlihy, Community Development Director

**5. Director's Report**

**6. Commission Communications**

**7. Adjournment**

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**Notice of Remote Access**

In accordance with California Senate Bill 361, the Planning Commission meeting is not physically open to the public and in person attendance cannot be accommodated.

**Watch:**

- Online: <https://www.cityofcapitola.org/meetings> or <https://www.youtube.com/channel/UCJqSsB5qqoS7CcD8lq9Yw1g/videos>
- Spectrum Cable Television channel 8

**Join Zoom by Computer or by Phone:**

Click this Meeting link:

<https://us02web.zoom.us/j/88556118311?pwd=NTBWZTNleTM2MTRBSVJrTWVhVFErUT09>

Or Call one of the following Phone Numbers: - **1 (669) 900 6833 OR 1 (408) 638 0968 OR- 1 (346) 248 7799**

Meeting ID: **885 5611 8311**

Meeting Passcode: **807524**

**To participate remotely and make public comment:**

**- Send email:**

- As always, send additional materials to the Planning Commission via [planningcommission@ci.capitola.ca.us](mailto:planningcommission@ci.capitola.ca.us) by 5 p.m. the Wednesday before the meeting and they will be distributed to agenda recipients.
- During the meeting, send comments via email to [publiccomment@ci.capitola.ca.us](mailto:publiccomment@ci.capitola.ca.us)
- Identify the item you wish to comment on in your email's subject line.
- Emailed comments will be accepted during the Public Comments meeting item and for General Government / Public Hearing items.
- Emailed comments on each General Government/ Public Hearing item will be accepted after the start of the meeting until the Chairman announces that public comment for that item is closed.
- Emailed comments should be a maximum of 450 words, which corresponds to approximately 3 minutes of speaking time.
- Each emailed comment will be read aloud for up to three minutes and/or displayed on a screen.
- Emails received by [publiccomment@ci.capitola.ca.us](mailto:publiccomment@ci.capitola.ca.us) outside of the comment period outlined above will not be included in the record.

**- Zoom Meeting (Via Computer or Phone):**

**If using computer:** Use participant option to “raise hand” during the public comment period for the item you wish to speak on. Once unmuted, you will have up to 3 minutes to speak

**If called in over the phone:** Press \*6 on your phone to “raise your hand” when the Chairman calls for public comment. It will be your turn to speak when the Chairman unmutes you. You will hear an announcement that you have been unmuted. The timer will then be set to 3 minutes.

**Appeals:** The following decisions of the Planning Commission can be appealed to the City Council within the (10) calendar days following the date of the Commission action: Conditional Use Permit, Variance, and Coastal Permit. The decision of the Planning Commission pertaining to an Architectural and Site Review Design Permit can be appealed to the City Council within the (10) working days following the date of the Commission action. If the tenth day falls on a weekend or holiday, the appeal period is extended to the next business day.

All appeals must be in writing, setting forth the nature of the action and the basis upon which the action is considered to be in error, and addressed to the City Council in care of the City Clerk. An appeal must be accompanied by a five hundred dollar (\$500) filing fee, unless the item involves a Coastal Permit that is appealable to the Coastal Commission, in which case there is no fee. If you challenge a decision of the Planning Commission in court, you may be limited to raising only those issues you or someone else raised at the public hearing described in this agenda, or in written correspondence delivered to the City at, or prior to, the public hearing.

**Notice regarding Planning Commission meetings:** The Planning Commission meets regularly on the 1st Thursday of each month at 7 p.m. in the City Hall Council Chambers located at 420 Capitola Avenue, Capitola.

**Agenda and Agenda Packet Materials:** The Planning Commission Agenda and complete Agenda Packet are available on the Internet at the City's website: [www.cityofcapitola.org](http://www.cityofcapitola.org). Need more information? Contact the Community Development Department at (831) 475-7300.

**Agenda Materials Distributed after Distribution of the Agenda Packet:** Materials that are a public record under Government Code § 54957.5(A) and that relate to an agenda item of a regular meeting of the

Planning Commission that are distributed to a majority of all the members of the Planning Commission more than 72 hours prior to that meeting shall be available for public inspection at City Hall located at 420 Capitola Avenue, Capitola, during normal business hours.

**Americans with Disabilities Act:** Disability-related aids or services are available to enable persons with a disability to participate in this meeting consistent with the Federal Americans with Disabilities Act of 1990. Assisted listening devices are available for individuals with hearing impairments at the meeting in the City Council Chambers. Should you require special accommodations to participate in the meeting due to a disability, please contact the Community Development Department at least 24 hours in advance of the meeting at (831) 475-7300. In an effort to accommodate individuals with environmental sensitivities, attendees are requested to refrain from wearing perfumes and other scented products.

**Televised Meetings:** Planning Commission meetings are cablecast "Live" on Charter Communications Cable TV Channel 8 and are recorded to be replayed on the following Monday and Friday at 1:00 p.m. on Charter Channel 71 and Comcast Channel 25. Meetings can also be viewed from the City's website: [www.cityofcapitola.org](http://www.cityofcapitola.org).

# Capitola Planning Commission

## Agenda Report



**Meeting:** April 07, 2022

**From:** Community Development Department

**Address:** 1835 48<sup>th</sup> Avenue

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**Permit Number: #21-0301**

**APN: 034-022-03**

Design Permit for a second-story addition and a new detached garage for an existing nonconforming single-family residence located within the R-1 (Single-Family Residential) zoning district.

Environmental Determination: Categorical Exemption

Property Owner: Dana Glusovich

Representative: Dennis Norton, Filed: 07.07.2021

### **Applicant Proposal**

The applicant is proposing to construct a 413 square-foot second-story addition to a single-family residence and a new 336 square-foot detached garage located at 1835 48<sup>th</sup> Avenue in the R-1 (Single-Family Residential) zoning district. The project also includes a new upper floor deck facing 48<sup>th</sup> Avenue. With the identified changes made, the application would comply with all development standards of the R-1 zone.

### **Background**

On January 26, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: Discussed site drainage and notified the applicant that the curb, gutter, sidewalk, and driveway approach will be required to be installed/replaced.

Building Official, Robin Woodman: Had no comments.

Assistant Planner, Sean Sesanto: Advised that exterior lighting on the second story deck will be conditioned to be shielded to eliminate light trespass and noted that the detached garage plate height will need to be reduced to nine (9) feet when making the submittal for building permit plan check.

### **Development Standards**

The following table outlines the zoning code requirements for development in the Single-Family Residential Zoning District. The new addition to the single-family residence complies with all development standards of the R-1 zone. The proposed detached garage exceeds the maximum plate height standard and will be required to be in compliance at time of building permit submittal.

<b>Building Height</b>			
<b>R-1 Regulation</b>	<b>Existing</b>		<b>Proposed</b>
25 ft.	13 ft. 9 in.		23 ft.
<b>Floor Area Ratio (FAR)</b>			
	<b>Existing</b>		<b>Proposed</b>
<b>Lot size</b>	4,000 sq. ft.		4,000 sq. ft.
<b>Maximum Floor Area Ratio</b>	54% (Max 2,160 sq. ft.)		54% (Max 2,160 sq. ft.)
First Story Floor Area	1,230 sq. ft.		1,199 sq. ft.
Second Story Floor Area	N/A		413 sq. ft.
Detached Garage	N/A		336 sq. ft.
<b>Total FAR</b>	30.8% (1,230 sq. ft.)		48.7% (1,948 sq. ft.)
<b>Setbacks</b>			
	<b>R-1 regulation</b>	<b>Existing</b>	<b>Proposed</b>
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.	10 ft. 3 in.	10 ft. 3 in. <b>Existing nonconforming</b>
<b>Front Yard 2<sup>nd</sup> Story</b>	20 ft.	N/A	28 ft. 9 in.
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width	Lot width 40 ft. 4 ft. min.	North: 14 ft. 2 in. South: 3 ft. 8 in. <b>Existing nonconforming</b>
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width 40 ft. 6 ft. min	N/A
<b>Rear Yard 1<sup>st</sup> Story</b>	20% of parcel depth	Lot depth 100 ft. 20 ft. min.	33 ft. 8 in.
<b>Rear Yard 2<sup>nd</sup> Story</b>	20% of parcel depth	Lot depth 100 ft. 20 ft. min.	N/A
<b>Detached Garage</b>			
	<b>R-1 Regulation</b>	<b>Proposed</b>	
Height	15 ft.	13 ft. 6 in.	
Plate Height	9 ft	10 ft.	
Front	40 ft.	75 ft.	
Interior Side	3 ft.	North: 4 ft. South: 20 ft.	
Rear	3 ft.	4 ft.	
Encroachments (list all)	None		
<b>Parking</b>			
1,501 – 2,000 sq. ft.: 2 per unit, 1 covered	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	2 spaces total	2 spaces total	3 spaces total
	1 covered 1 uncovered	0 covered 2 uncovered	1 covered 2 uncovered
<b>Underground Utilities: Required with 25% increase in area</b>			Yes

## Discussion

The existing residence located at 1835 48<sup>th</sup> Avenue is a nonconforming, one-story, single-family residence. The lot is located in the North Forties neighborhood and is surrounded by a mix of one- and two-story single-family homes and multi-family apartments.

The applicant is proposing to construct a 413 square-foot second-story addition. The applicant is also proposing to construct a new 336 square-foot detached garage located in the rear yard. The proposed second story will feature a gable roof, horizontal lap siding and an 88 square-foot second-story deck. The proposed remodel will retain the existing first-story design with a mix of shingle and horizontal board siding and a cross-gable roof. The proposed garage features a gable roof and shingle siding which will complement the primary structure.

The proposed detached garage is currently shown with a 10 foot plate height. Section 17.52.020 B limits detached structure height to 15 feet and plate height to nine (9) feet. The applicant has been made aware of this requirement and will be making corrections to the building permit plans.

### Non-Conforming Structure

The existing single-story residence is located within the required first-story front and south-side setbacks and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. Staff has estimated that alterations to the primary structure represent approximately 40 percent of the present fair market value of the structure, so the alterations are permissible.

### Parking

Pursuant to Zoning Code section 17.76.020(C)(2), parking must be brought up to standard when the floor area is increased by more than ten percent. The proposed project increases the floor area by more than ten percent and is required to provide two uncovered parking spaces. The applicant is proposing three total parking spaces (two uncovered and one garage space). The lot currently provides one uncovered conforming parking space.

### Recommended Conditions of Approval

Planning staff is recommending the following project specific conditions of approval to address several minor items during the Building Permit stage of the project:

13. Exterior lights for the second story deck area shall comply with CMC Section 17.96.110 and be limited to the Building Code required minimum. Fixtures shall be shielded and directed downward to meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light and prevent light trespass on adjacent lots.
14. With the submittal of plans for Building Department plan check, the applicant shall reduce the plate height of the detached garage to nine (9) feet or less to comply with section 17.52.020 (table 17.52-1).
15. The applicant shall work with Planning staff to verify if permits were issued for the existing front yard fence. The fence does not comply with height and sight distance standards (Sections 17.60.030 & 17.96.050). The City does not have a record of issuing a permit. If the applicant is unable to document a previous permit, the fence shall be brought into compliance as part of the building permit. The applicant may need to obtain permits, modify, or remove the fence. This condition shall be addressed prior to final certificate of occupancy sign off by the Planning Department.



## **CEQA**

Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence and garages in a residential zone. This project involves an addition to a new single-family residence and a new detached garage subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

## **Recommendation**

Staff recommends the Planning Commission approve application #21-0301 based on the following Conditions and Findings of Approval.

## **Attachments**

1. Plan Set
2. Construction Cost Calculation
3. Color Board
4. Design Permit Design Review Criteria

## **Conditions of Approval**

1. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission on April 7, 2022. All construction and site improvements shall be completed according to the approved plans.
2. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
3. Construction activity shall be subject to a noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. 9.12.010B

## Planning

4. The project approval consists of construction of a 413 square foot second-story addition to an existing nonconforming single-family residence and a new detached 336 square foot garage. The maximum Floor Area Ratio for the 4,000-square-foot property is 54% (2,160 square feet). The FAR of the project is 48.7% with a total of 1,948 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 7, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
5. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for

Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

6. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code 17.156.080.
7. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
8. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
9. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
10. Prior to issuance of building permit, all Planning fees associated with permit #21-0301 shall be paid in full.
11. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
12. Prior to issuance of building permits, the building permit plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
13. Exterior lights for the second story deck area shall comply with CMC Section 17.96.110 and be limited to the Building Code required minimum. Fixtures shall be shielded and directed downward to meet the International Dark Sky Association's (IDA) requirements for reducing waste of ambient light and prevent light trespass on adjacent lots.
14. With the submittal of plans for Building Department plan check, the applicant shall reduce the plate height of the detached garage to nine (9) feet or less to comply with section 17.52.020 (table 17.52-1).
15. The applicant shall work with Planning staff to verify if permits were issued for the existing front yard fence. The fence does not comply with height and sight distance standards (Sections 17.60.030 & 17.96.050). The City does not have a record of issuing a permit. If the applicant is unable to document a previous permit, the fence shall be brought into compliance as part of the building permit. The applicant may need to obtain permits, modify, or remove the fence. This condition shall be addressed prior to final certificate of occupancy sign off by the Planning Department.

## Public Works

16. Submit a temporary construction sediment and erosion control plan (construction bmp's), The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
17. Public Works Standard Detail Storm Water Best Management Practices (STRM-BMP) shall be printed in full and incorporated as a sheet into the construction plans.
18. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
19. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
20. Prior to issuance of building permits, the applicant shall submit plans detailing all improvements that impact or interface with the public right of way. At a minimum these details will include the limits of any existing or proposed curb drains, ADA compliant driveway approach, and installation of curb/gutter/sidewalk along the property frontage. The extent of all improvements or modifications shall be limited to those areas fronting the property boundary and shall not impact the frontage of adjacent parcels.
21. Prior to any work in the City Road right of way, an encroachment permit shall be acquired by the contractor performing the work. All sidewalk, curb and gutter improvements shall be constructed per city standard. No material or equipment storage may be placed in the road right-of-way.

## **Design Permit Findings**

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 413 square foot second-story addition with a 336 square foot detached garage is consistent with the general plan and the local coastal program.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 413 square foot second-story addition with a 336 square foot detached garage complies with all other development standards of the R-1 (Single-Family Residential) zoning district.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15303 of the CEQA Guidelines exempts the construction of a single-family residence and garages in a residential zone. This project involves an addition to a new

single-family residence and a new detached garage subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

**D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff, the Design and Development Review Committee, and the Planning Commission have all reviewed the project. The proposed 413 square foot second-story addition with a 336 square foot detached garage will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

**E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The proposed 413 square foot second-story addition with a 336 square foot detached garage complies with the applicable design review criteria as described in the staff report.

**F. For projects in residential neighborhoods, the proposed project maintains the character, scale, and development pattern of the neighborhood.**

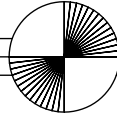
Community Development Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the application for The proposed 413 square foot second-story addition with a 336 square foot detached garage. The design of the home, with a gable roof, composition shingles, and horizontal cement lap board siding, will blend appropriately with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

Prepared By: Brian Froelich

# GLUSOVICH RESIDENCE

GENERAL INFORMATION:	
<b>SITE AREA:</b> 4,000 SQ. FT.	<b>ZONE:</b> R1
<b>BUILDING:</b>	
EXISTING SINGLE STORY RESIDENCE COVERED PORCH	1,198 SQ. FT. 34 SQ. FT.
<b>PROPOSED:</b>	
LIVING 1ST FLOOR LIVING 2ND FLOOR TOTAL COVERED PORCH 2ND FLOOR DECK DETACHED GARAGE	1,198 SQ. FT. 400 SQ. FT. 1,598 SQ. FT. 34 SQ. FT. 88 SQ. FT. 336 SQ. FT.

**CODE ANALYSIS:**  
THESE CONSTRUCTION DOCUMENTS HAVE BEEN PREPARED IN COMPLIANCE WITH THE CALIFORNIA BUILDING AND FIRE CODES (2019)  
OCCUPANCY CLASSIFICATION: R-3/U  
BUILDING CONSTRUCTION TYPE: VB  
FIRE RATING: NON-SPRINKLERED



THE DESIGNER MUST BE NOTIFIED OF ANY DISCREPANCIES IN DIMENSIONS, FIELD CONDITIONS, OR OTHER INFORMATION THAT IS CONTAINED IN AND/OR DIFFERS FROM THESE DOCUMENTS. THESE DOCUMENTS ARE THE PROPERTY OF THE DESIGNER AND MAY NOT BE USED OR REPRODUCED WITHOUT WRITTEN CONSENT. THE DESIGNER DISCLAIMS ANY RESPONSIBILITY RESULTING FROM THEIR UNAUTHORIZED USE. COPYRIGHT PROTECTION STARTS FROM THE EARLIEST DATE OF THE DESIGN CONTRACT, PRELIMINARY DESIGN WORK, OR THE CONSTRUCTION DOCUMENTS.

**PROJECT DESCRIPTION:**  
NEW 2ND STORY ADDITION & NEW DETACHED GARAGE

**DEFERRED SUBMITTAL:**  
SOLID PANELS  
ROOF TRUSSES

**NOTE: TRUSSES DOCUMENTS:**  
SUBMITTAL DOCUMENTS SHALL BE REVIEWED BY THE DESIGNER, ARCHITECT, OR ENGINEER OF RECORD, NOTED FOR GENERAL CONFORMANCE WITH THE DESIGN OF THE BUILDING, AND THEN FORWARDED TO THE BUILDING DEPARTMENT FOR PLAN CHECK REVIEW AND APPROVAL. IT IS A REQUIREMENT THAT THE DEFERRED SUBMITTAL BE RECEIVED AND APPROVED PRIOR TO THE ROOF SHEATHING INSPECTION OR PROGRESS OF THE CONSTRUCTION PROJECT COULD BE DELAYED.

LEGEND OF SHEETS	
PAGE	TITLE
1	COVER SHEET, PROJECT INFO
1A	GENERAL NOTES
2	SITE PLAN
3	EXISTING FLOORPLAN
4	PROPOSED FLOORPLAN
5	ELEVATIONS EXISTING
6	ELEVATIONS PROPOSED
7	ROOF PLAN
8	SITE PLANNING DETAILS
10	SECTIONS
BMP	BEST MANAGEMENT PRACTICES
0	PROPOSED DETACHED GARAGE PLANS
9	SURVEY

REVISIONS:	BY:

**OWNER:**  
DANA GLUSOVICH  
1835 48TH AVE  
CAPITOLA, CA 95010  
443-413-4433

**GLUSOVICH RESIDENCE**  
1835 48TH AVE  
CAPITOLA, CA 95010  
APN 034-022-03

**DENNIS NORTON**  
HOME DESIGN AND PROJECT PLANNING

717 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010  
PH: 408.688.8888  
WWW.DENNISNORTON.COM

COVER SHEET  
LEGEND OF SHEETS

**DRAWN:** GG

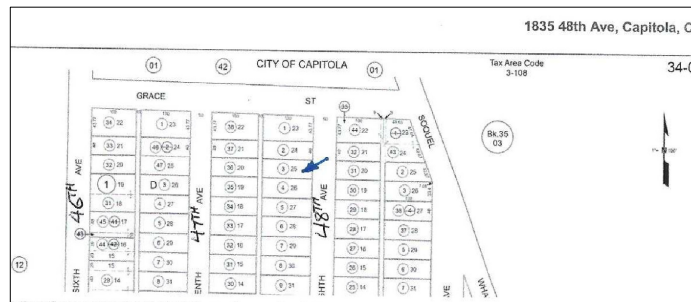
**CHECKED:**

**JOB NO.:** 48TH

**DATE:** 03/04/22

**SHEET**

1  
OF # SHEETS



VICINITY MAP





REVISIONS:	BY:

OWNER  
 DANA GLUSOVICH  
 1835 48TH AVE  
 CAPITOLA, CA 95010  
 443-415-4433

GLUSOVICH RESIDENCE  
 1835 48TH AVE  
 CAPITOLA, CA 95010  
 APN 034-022-03

DENNIS NORTON  
 HOME DESIGN AND PROJECT PLANNING  
 717 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010  
 PHONE: 408-443-4433  
 WEBSITE: www.dennisonorton.com



SITE PLAN

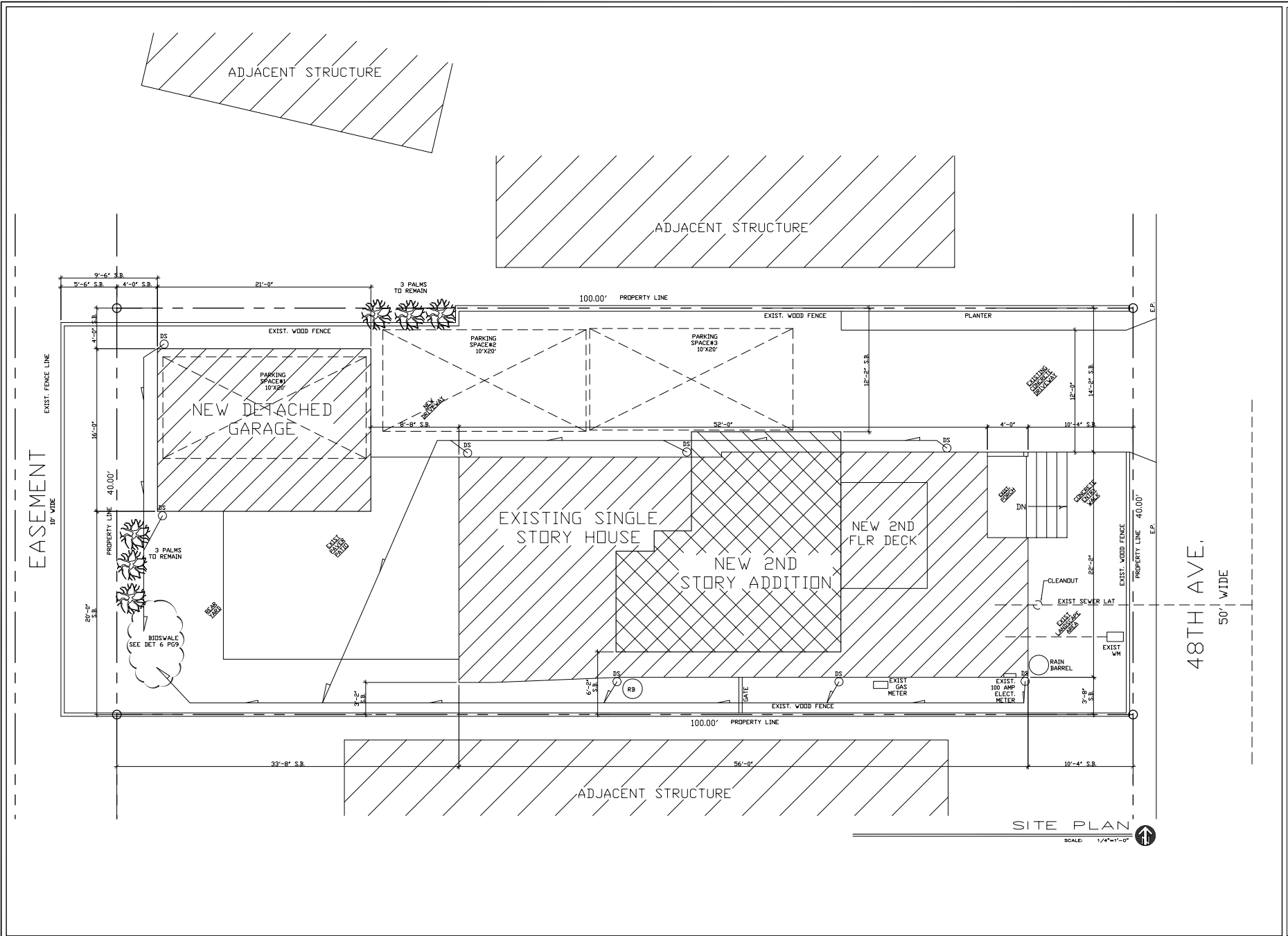
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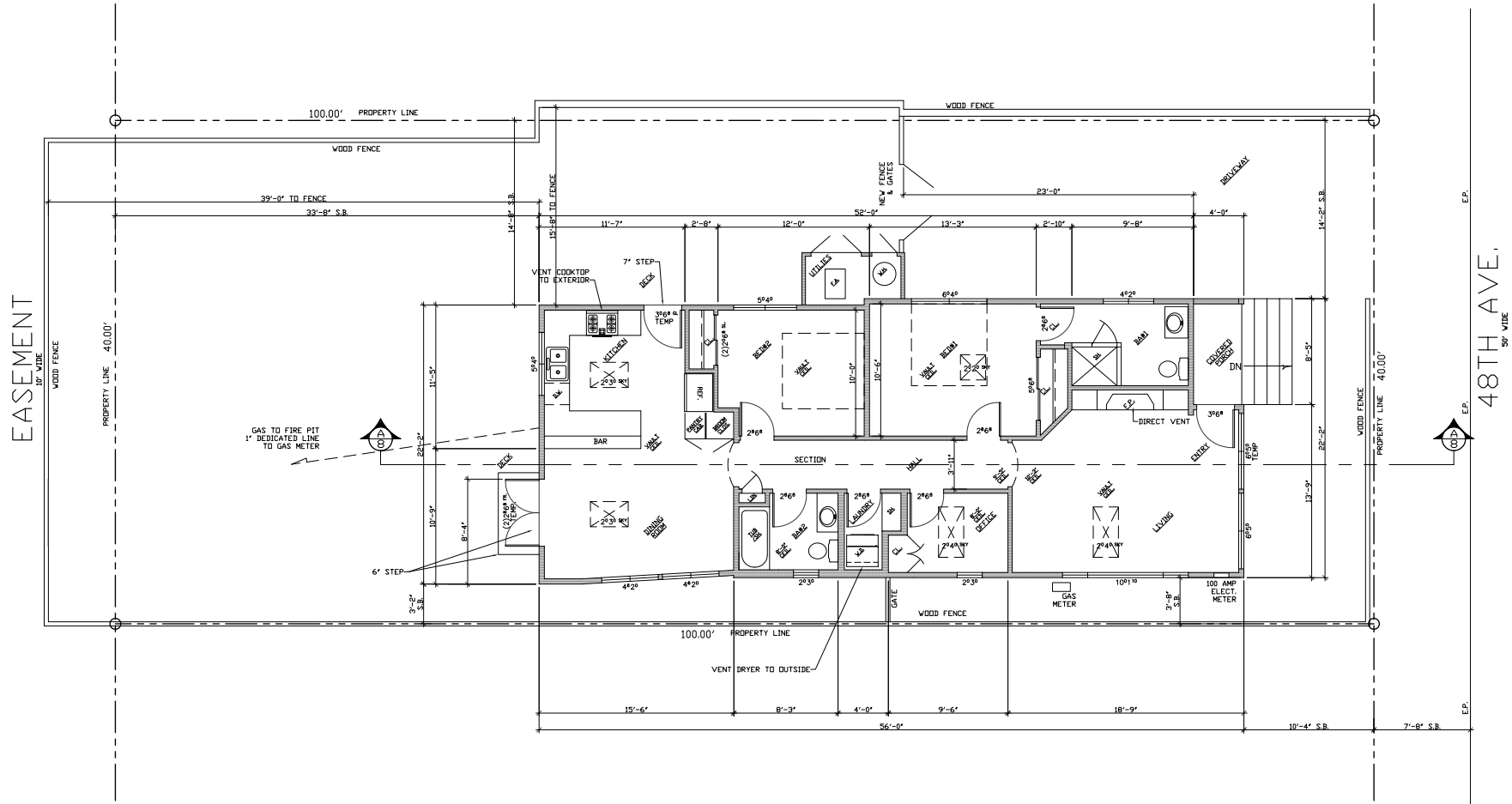
JOB NO. 48TH

DATE: 03/04/22

SHEET  
 2  
 OF # SHEETS



SITE PLAN  
 SCALE: 1/4"=1'-0"



FLOORPLAN  
SCALE: 1/4"=1'-0"

REVISIONS:	BY:

OWNER:  
DANA G. GLOSOVICH  
1835 48TH AVE  
CAPITOLA, CA 95010  
443-415-4433

GLUSOVICH RESIDENCE  
1835 48TH AVE  
CAPITOLA, CA 95010  
APN 034-022-03

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EXISTING  
FLOORPLAN

DRAWN: GG

SCALE: 1/4"=1'-0"

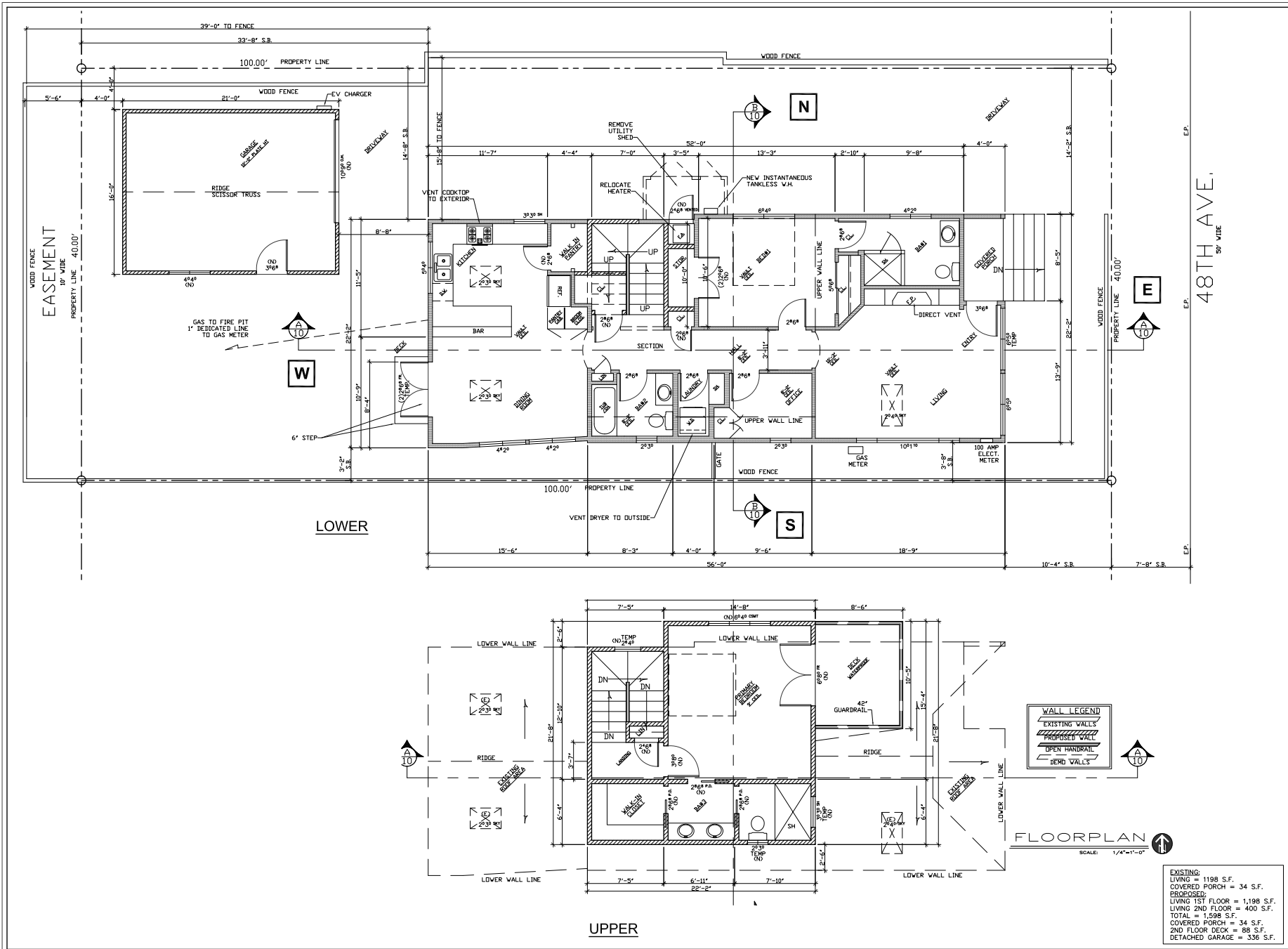
JOB NO. 48TH

DATE: 06/07/21

SHEET

3

OF SHEETS



REVISIONS:	BY:

OWNER:  
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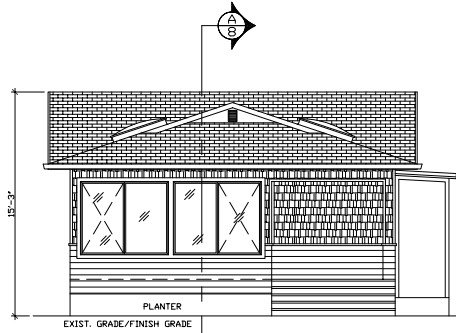
**DENNIS NORTON**  
HOME DESIGN AND PROJECT PLANNING  
112 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010  
PHONE: 408-688-1111  
WEBSITE: www.dennisonorton.com

**PROPOSED FLOORPLAN**

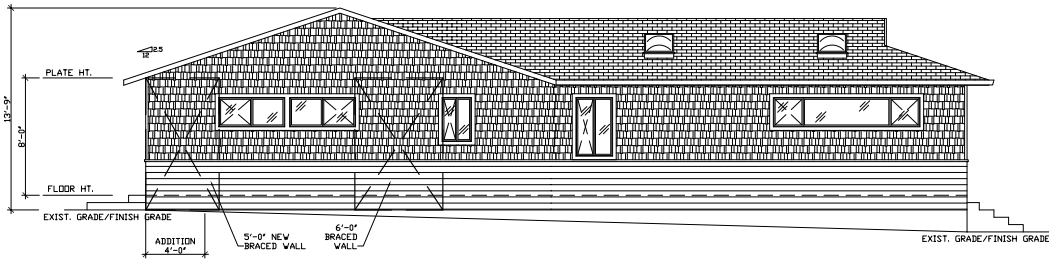
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JOB NO. 48TH

DATE: 03/04/22

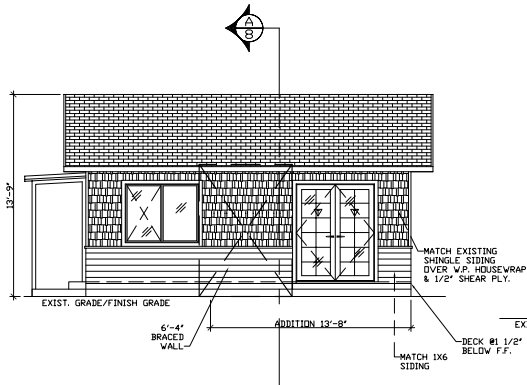
SHEET  
**4**  
OF # SHEETS



EAST (EXIST.)



SOUTH



WEST



NORTH (EXIST.)

**ELEVATIONS**

SCALE: 1/4"=1'-0"  
NOTE: ▽ = TEMPERED GLASS

REVISIONS:	BY:

OWNER:  
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ELEVATIONS  
EXISTING

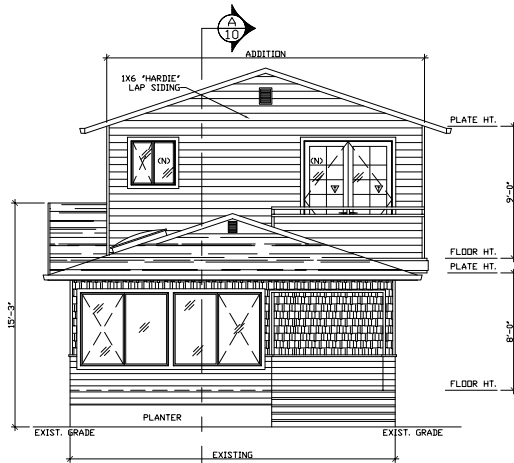
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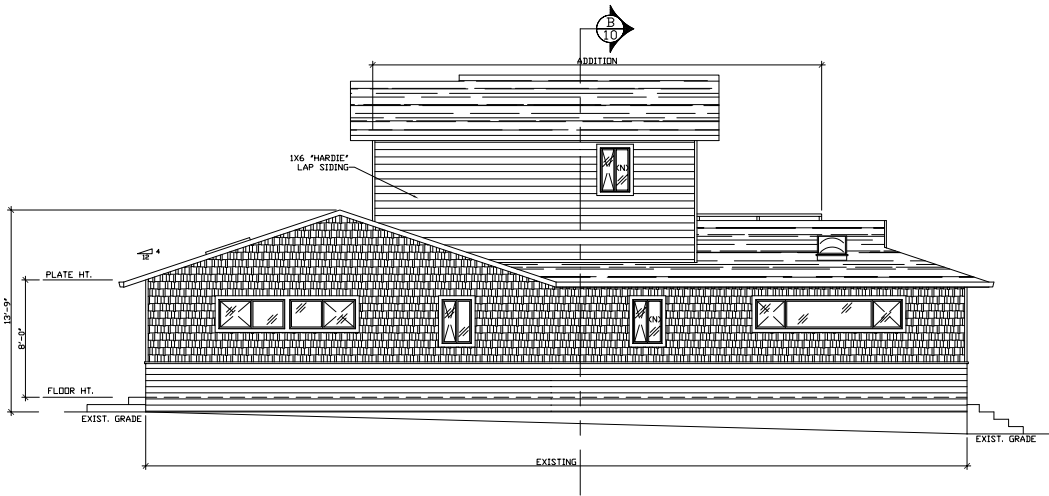
JOB: 48TH

DATE: 06/16/21

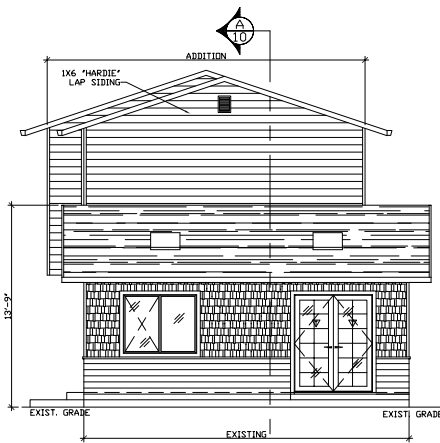
SHEET  
5  
OF # SHEETS



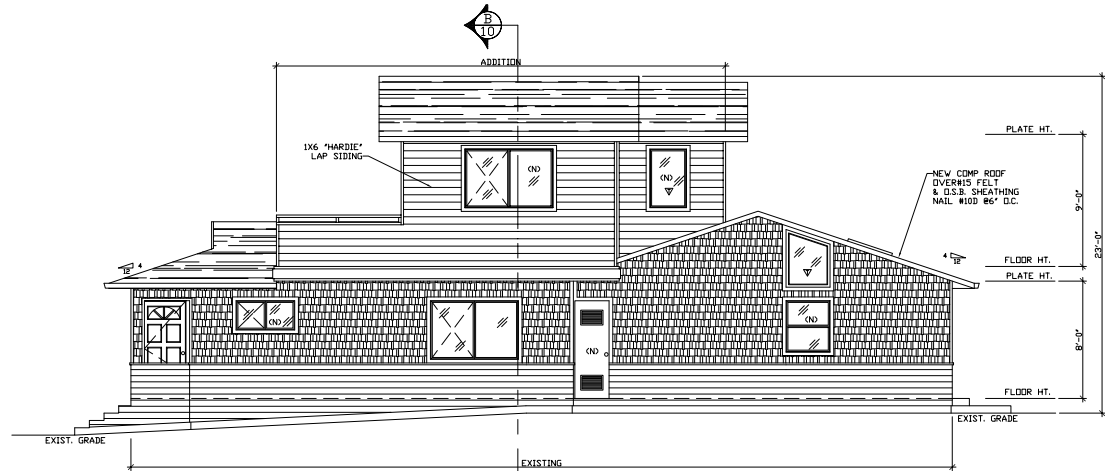
EAST



SOUTH



WEST



NORTH

ELEVATIONS

SCALE: 1/4"=1'-0"

NOTE: ▽ = TEMPERED GLASS

REVISIONS:	BY:

OWNER:  
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GLUSOVICH RESIDENCE  
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ELEVATIONS  
PROPOSED

DRAWN: GG

SCALE: 1/4"=1'-0"

JOB: 48TH

DATE: 07/14/21

SHEET  
6  
OF # SHEETS

REVISIONS:	BY:

OWNER:  
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 443-415-4433

GLUSOVICH RESIDENCE  
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ROOF PLAN

DRAWN: GG

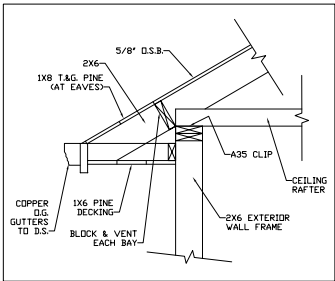
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SCALE: 48TH

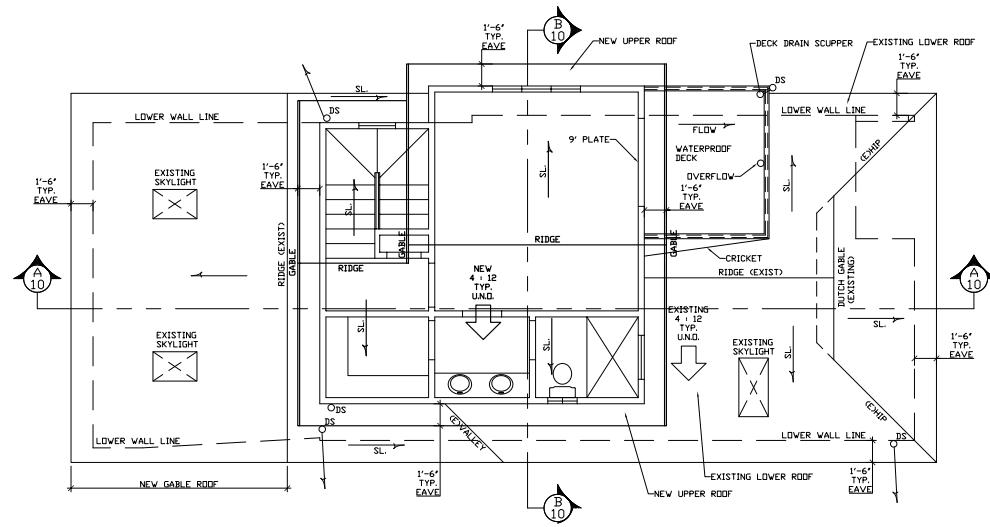
DATE: 11/02/21

SHEET

8  
 OF # SHEETS



EAVE DETAIL  
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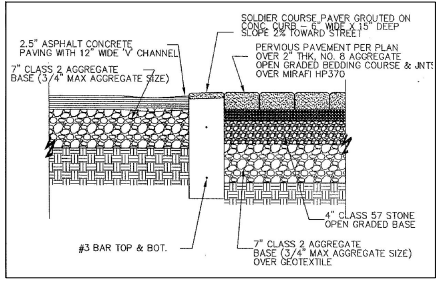


6/9 ALL ROOF DRAINAGE TO BIOSWALE

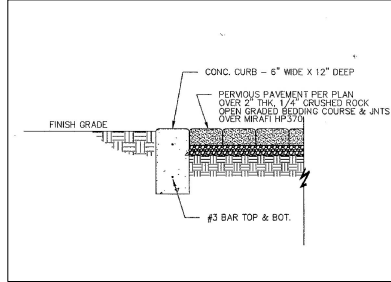
ROOF PLAN  
 SCALE: 1/4"=1'-0"



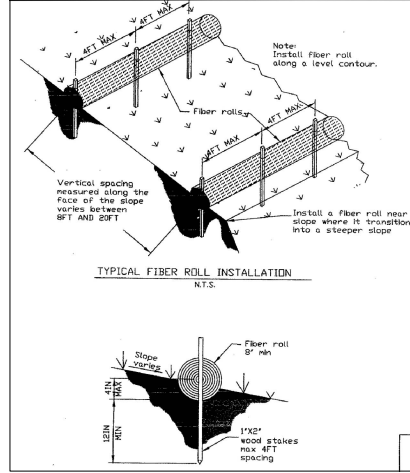
**1 SEMI-PERMEABLE PAVERS (DRIVEWAY)**



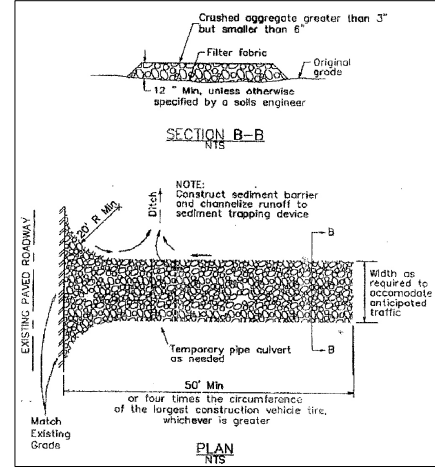
**2 SEMI-PERMEABLE PAVERS (PATIOS & WALKWAYS)**



**3 FIBER ROLL**



**4 CONSTRUCTION ENTRANCE**



**5 TREE PROTECTION PLAN**

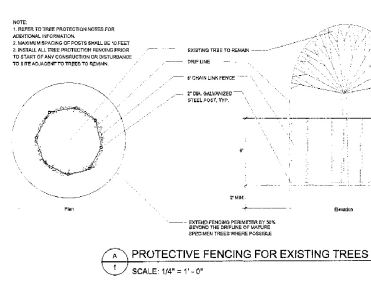
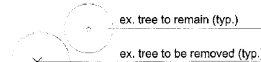
**TREE PROTECTION NOTES:**

1. Prior to initiating any construction activity in the area, including grading, temporary fencing shall be installed at each site tree. Fencing shall be located to support the canopy drip line so that 100% of the drip line will be protected by fencing. To reduce soil compaction from equipment, a mat of 1-2 inch solid wood planks shall be placed at a depth of 4 inches where no excavation is to occur on the drip line of the tree to be protected.
2. The tree protection fence shall be 5' high chain link with immovable posts. The fencing shall form a continuous barrier without entry points around each tree. Any encroachment into the drip line for fencing or construction purposes shall not be permitted.
3. Low hanging limbs or canopy trees shall be pruned prior to grading, or any equipment mobilization in the area. The purpose of this requirement is to avoid going lines for every equipment. All limbs to be pruned shall be supported by the arboreal record for the job.
4. This fencing shall serve as a barrier to prevent drip line encroachment of any type of construction activities and equipment. No oils, gas, chemicals, liquid waste, solid waste, construction materials or construction materials shall be stored or allowed to stand for any period of time within the drip line of the tree. Further, no soil shall enter the fence perimeter for any reason needed for the purpose of maintaining the health of the tree. Accidental damage to bark, root zone, or limbs may increase the potential for future decline in the health of the tree.
5. Contractors and subcontractors shall direct all equipment and personnel to remain outside the fenced area and at all times until the project is complete, and shall instruct employees as to the purpose and importance of fencing.
6. A warning sign shall be posted at each tree following the purpose of the fencing.

**---The removal of trees to be removed and on-site activities shall be consistent with the observation and approval of the fencing plan by the grading contractor.**

8. Fencing must remain in place and not be removed until all construction activities are completed. This shall include grading and compaction activities, installation of underground utilities, all construction activities, and any other construction activity that is scheduled prior to landscape installation.
9. Rock of single standing trees other than drip line shall be the distance of the actual drip line and function primarily in the uptake of nutrients and water. The drip line is usually established at the minimum root zone depth required to preserve tree health. No mulch area around the circumference of the tree should have minimum incision to further future tree survival and health.
10. Unauthorized tree removal is subject to a 1:1 ratio replacement equal to the mature resource lost as determined by the city.
11. The contractor is required to water, fertilize and attend to other maintenance needs of existing trees as needed per arborist recommendations to maintain healthy growth throughout the construction period. Six inch diameter minimum by six inch tall cast forms shall be constructed at the base of each tree to function as temporary watering basins during the construction period. Trees shall be watered according to specific site tree requirements.
12. Relocation of existing trees (if desired) shall occur under the observation and direction of a certified arborist approved by the County of Santa Cruz. Contact County for additional notes regarding tree relocation.
13. Please consult specifications concerning tree protection and maintenance prepared by project architect or more information.
14. No trenching shall occur within the tree protection zone.
15. All digging within the drip line of trees shall be done by hand.
16. Exposed soil after demolition must be covered immediately with a six inch layer of wood chip mulch.
17. In accordance with the provisions as applicable (Protection of Trees during Construction Activities):
  - a. All existing heritage trees and designated trees on the job site require protection from construction activities within the drip line. Temporary 6-foot high fencing and plastic construction fence are acceptable as protective barriers for tree protection purposes. Fencing shall be minimum two feet (2') high. Tree protection shall remain in place until all construction is complete.
  - b. No excavation within the tree protection zone are allowed unless approved by the County and under the supervision of a licensed arborist. Any filling within the tree protection zone shall be done in accordance with a detailed improvement plan approved by the County. No trenching, cutting, or removal of designated trees are allowed without the approval by the county and supervision of a licensed arborist.
  - c. No storage of materials, disposal of debris, storage of other non-waste materials, operation of equipment, parked cars, unnecessary trenching, grading or compaction shall be allowed within the drip line of any tree.

EXISTING TREE LEGEND

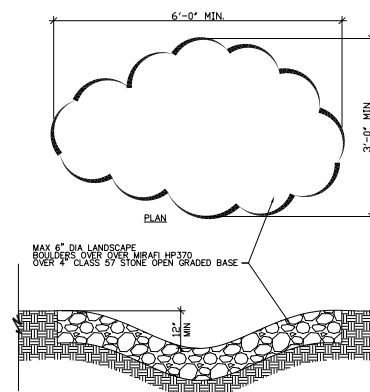


PROTECTIVE FENCING FOR EXISTING TREES

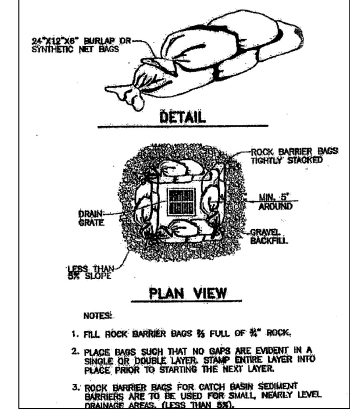
SCALE: 1/4" = 1'-0"

**NOTES:**  
ALL NEWLY PLANTED TREES TO BE DOUBLE STACKED USING RUBBER TIRES.  
PROTECTIVE TREE FENCING AND OTHER PROTECTION MEASURES SHALL BE PLACED AT THE DRIP LINE OF EXISTING TREES PRIOR TO SIGNATURE OF BUILDING PERMITS AND SHALL REMAIN THROUGH ALL PHASES OF CONSTRUCTION PER TOWN CODE REQUIREMENTS. INCLUDE A TREE PROTECTION PLAN WITH THE CONSTRUCTION PLANS. THE LOCATION OF TREE PROTECTION MEASURES MUST BE INCLUDED ON A PLAN. ALL APPROVED TREE PROTECTION MEASURES SHALL MEET THE REQUIREMENTS OF SECTION 29.10.0065 OF THE TOWN CODE, WHICH REQUIRES 24" OR 36" HIGH BOX TREES AS REPLACEMENT FOR REMOVAL OF TREES ON SINGLE FAMILY LOTS EXCEEDING 10,000 SQUARE FEET.

**6 BIOSWALE**



**7 STORM DRAIN INLET PROTECTION**



**8 SITE HOUSEKEEPING REQUIREMENTS: CONSTRUCTION MATERIALS**

ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOILS, SPILLS, AGGREGATE, FL-ASH, STUCCO, HYDRATED LIME, ETC.) SHALL BE COVERED AND BERMED.  
ALL CHEMICALS SHALL BE STORED IN WATER TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).  
EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUITS, INSULATORS, BRINGS, ETC.).  
BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.

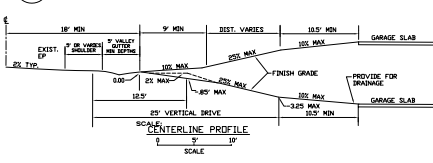
**9 SITE HOUSEKEEPING REQUIREMENTS: WASTE MANAGEMENT**

DISPOSAL OF ANY RINSE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.  
SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 20 FEET AWAY FROM AN INLET, STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.  
SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.  
COVER WASTE DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.  
DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.  
STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.  
PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.  
EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OF PROPERLY.  
CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.

**10 SITE HOUSEKEEPING REQUIREMENTS: VEHICLE STORAGE & MAINTENANCE AND LANDSCAPE MATERIALS**

MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACE WATERS.  
ALL EQUIPMENT OR VEHICLES, WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE BMPs.  
LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY. CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.  
CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED. DISCONTINUE THE APPLICATION OF ANY ERODIBLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIODS OF PRECIPITATION.  
APPLY ERODIBLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.  
STACK ERODIBLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.

**11 TYPICAL DRIVEWAY**



REVISIONS:	BY:

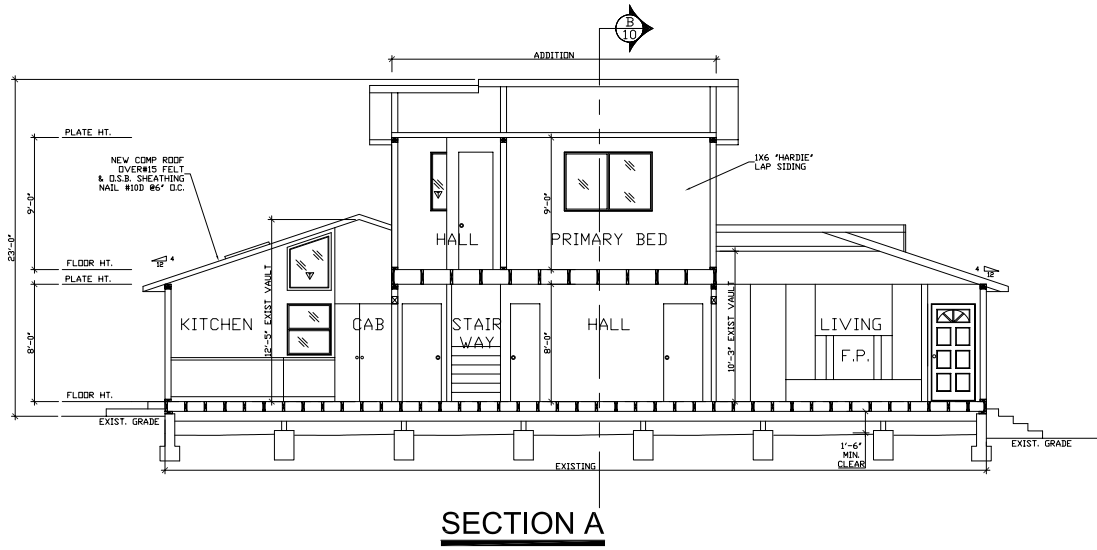
OWNER:  
DANA G. SOVICH  
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CAPITOLA, CA 95010  
443-415-4433

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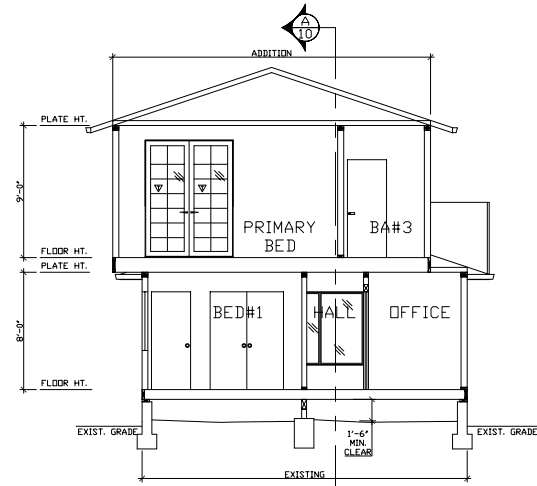
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PH: 831.338.8888  
WWW.DENNISNORTON.COM

SITE PLANNING  
DETAILS

DRAWN:	GG
SCALE:	NONE
JOB NO.:	48TH
DATE:	06/17/21
SHEET:	9
OF # SHEETS:	9



**SECTION A**



**SECTION B**

SCALE:

NOTE:  
SEE EN1 & EN2 FOR INSULATION  
REQUIREMENTS

REVISIONS:	BY:

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SECTIONS

DRAWN: GG

SCALE: 1/4" = 1'-0"

SCALE: 48TH

DATE: 07/14/21

SHEET  
**10**  
OF # SHEETS

**Stormwater Pollution Prevention and Protection for Construction Projects**

In the City of Capitola, water in streets, gutters, and storm drains flows directly to local creeks and Monterey Bay without any treatment. When debris, paint, concrete and other harmful pollutants from construction sites and home construction projects get spilled, leaked or washed into the street or storm drain they can damage sensitive creek habitats and end up polluting our bay and ocean.

In order to reduce the amount of pollutants reaching local storm drains and waterways, the City has developed "Best Management Practices" (BMPs) for construction work. All types of construction projects are required to abide by the following mandatory BMPs. These BMPs apply to both new and remodeled residential, commercial, retail, and industrial projects.

In addition to the following mandatory BMPs, the Central Coast Regional Water Quality Control Board (Regional Water Board) under the State Water Resources Control Board (State Water Board), requires coverage under and adherence to the Construction Activities Storm Water General Permit, or CGP. To regulate storm water runoff from construction sites, in general, any construction or demolition activity, including, but not limited to, clearing, grading, grubbing, or excavation, or any other activity that results in a land disturbance of equal to or greater than one acre, requires coverage under the CGP. Construction activities associated with Linear Underground Projects (LUPs) also require coverage under the CGP. It should be noted that SWPPP development and implementation (inspections, tracking) associated with sites subject to the CGP (excluding water sites) must be done by a qualified SWPPP Developer (OSD), respectively. More information on the CGP and OSQ/OSPs may be found at [http://www.waterboards.ca.gov/water\\_issues/programs/water\\_quality/constructionpermits.shtml](http://www.waterboards.ca.gov/water_issues/programs/water_quality/constructionpermits.shtml)

**General Construction & Site Supervision**  
All construction BMPs, sediment and erosion control must be installed prior to beginning construction and maintained throughout the project duration. Compliance with the CGP and below BMPs is required year round.

**General Principles**

- Keep an orderly site and ensure good housekeeping practices are used.
- Maintain equipment properly.
- Cover materials when they are not in use.
- Keep materials away from streets, gutters, storm drains and drainage channels.
- Ensure dust control water does not leave the site or discharge to storm drains.
- Train your employees on these BMPs and familiarize them with storm water issues prior to beginning work. Inform your subcontractors about storm water requirements and be sure that they also abide by these BMPs.
- Refer to the following approved references for BMP selection, implementation, and on-site management (most recent versions unless otherwise noted):
  - Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002.
  - Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG)
  - Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA)
  - Construction Site Best Management Practices (BMPs) Manual, Storm Water Quality Handbooks, Caltrans

**Good Housekeeping Practices**

- Designate one area of the site located away from storm drains, drainage swales, and creeks for auto parking and heavy equipment storage, vehicle refueling and routine equipment maintenance.
- To prevent off-site tracking of dirt, provide site entrances with stabilized aggregate surfaces or provide a tire wash area on the site, but away from storm inlets or drainage channels. Mud, dirt, gravel, sand, and other materials tracked or dropped on city streets must be cleaned up and prevent washing into the storm drain system.
- Keep materials and soil stockpiles out of the rain and prevent runoff contamination from the site. Store materials, stockpiles and excavation soils under covered protection from wind, rain, and runoff. Cover exposed piles of construction materials or soil with plastic sheeting or temporary roofs. Before rainfall events, sweep and remove material from surfaces that drain to storm inlets and/or drainage channels.
- Place trash cans around the site to reduce litter. Dispose of non-hazardous construction wastes in covered dumpsters or recycling receptacles.
- Keep dumpster lids closed and secured. For dumpsters or bins that don't have a lid, cover them with tarps or plastic sheeting, secured around the exterior of the dumpster or place them under temporary roofs. Never clean out a dumpster by hosing it down on the construction site.

**Site Planning**

- Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
- Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
- If you must drain and remove motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or crop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste.
- Recycle whenever possible.
- Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
- Cover exposed fifth wheel hitch and other oily or greasy equipment during all rain events.

**Practices During Construction**

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

**Spill Clean Up**

- Maintain a spill clean-up kit on site.
- Use dry cleanup methods if possible.
- Never hose down city pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent mats, etc.) to clean up spills immediately. Never attempt to wash them away with water or bury them.
- Sweep up spilled dry materials properly and dispose of absorbent materials.
- Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

**Paints, varnishes, solvents and adhesives** contain chemicals that are harmful to wildlife and aquatic life in our community. Toxic chemicals may come from liquid or solid products or from cleaning residues or rags. Paint materials and wastes, adhesives and cleaning fluid should be recycled when possible or properly disposed to prevent these substances from entering the storm drains and waterways.

**Handling of Surface Coatings**

- Keep paint, varnish, solvents and adhesive products and wastes away from the gutter, street and storm drains. Wastewater or runoff containing paint or thinner must never be discharged into the storm drain system.
- When there is a risk of a spill reaching the storm drain, nearby storm drain inlets must be protected prior to starting painting.

**Removal of Surface Coatings**

- Non-hazardous spent chips and dust from dry stripping and sand blasting may be swept up or collected in plastic drop cloths and disposed of as trash.
- Chemical paint or varnish stripping residue, chips and dust from marine paints or varnishes, or paints containing lead, mercury or tributyltin must be disposed of as hazardous wastes. Lead based paint removal requires a state-certified contractor. Paint may be tested for lead by taking paint scrapings to a local, state-certified laboratory.
- When stripping or cleaning building exteriors with high-pressure water, block storm drains to prevent flow to creeks and the Monterey Bay.
- Wash water from painted buildings constructed pre-1978 can contain high amounts of lead even if paint chips are not present. Before stripping paint or cleaning a 1978 building's exterior with water under high pressure, test paint for lead by taking paint scrapings to a local, state-certified laboratory.

**Clean Up of Surface Coatings**

- Never clean brushes or rinse paint or varnish containers into a gutter, street, storm drain, French drain or creek.
- For water based paints, paint out brushes to the extent possible and rinse into an interior sink drain that goes to the sanitary sewer.
- For all based paints, paint out brushes to the extent possible and clean with thinner or solvent. Filter and reuse thinners and solvents where possible. Dispose of excess fluids and residue as hazardous waste.
- When thoroughly dry, empty paint cans, used brushes, rags and drop cloths may be disposed of as garbage.

**Disposal of Surface Coatings**

- Recycle, return to supplier, or donate unwanted water-based (latex) paint. Oil-based paint may be recycled or disposed of as hazardous waste. Varnish, thinners, solvents, glues and cleaning fluids must be disposed of as hazardous waste.
- When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite, and ensure that nothing has drifted toward the street, gutter, or catch basin.

**Roadwork & Paving**

- Protect nearby storm drain inlets and adjacent water bodies prior to breaking up asphalt or concrete.
- The discharge of saw cut slurry to the storm drain system is prohibited. Take measures to contain the slurry and protect nearby catch basins or gutters. If slurry enters the storm drain system, remove material immediately.
- Direct saw cut slurry must be cleaned up and properly disposed so that it will not be carried into the storm drain system by wind, traffic, or rainfall.
- After breaking up old pavement, sweep up materials and recycle as much as possible. Properly dispose of non-recyclable materials.
- Cover and seal nearby storm drain inlets and manholes before applying seal coat, slurry seal, etc. Leave covers in place until the oil sealant is dry.
- In the event of rain during construction, divert runoff around work areas and cover materials.
- Park paving machines over drip pans or absorbent materials.
- Never wash sweepings from exposed aggregate concrete to a street or a storm drain inlet. Collect and return to aggregate base stockpile or dispose of in the trash.
- Remove and clean up materials (i.e. asphalt and sand) by the end of each work or during the rainy season, by the end of each day. Stockpiles must be removed by the end of each day if they are located in a public right-of-way.

**NOT TO SCALE**  **STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION** DRAWN: 2/14 REV: DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No.: STRM-BMP-2

Effective filtration devices, barriers, and settling devices shall be selected, installed and maintained properly.

- Silt fences must be placed so that the drainage around each fence does not create additional erosion and fills down slope of the fence.
- If straw wattles are used for filter sediment runoff, ensure that the bales are actually filtering the water (and not just causing the water to travel around the bale) and that the straw pieces are not carried into the storm drain system.
- Whenever possible, use terracing, surface roughening (e.g. with a bulldozer), and energy dissipaters (such as riprap, sand bags, and rock) on slopes to reduce runoff velocity and trap sediments. Do not use washed rubble or other demolition debris for this purpose.
- On-site erosion control measures and structural devices, both temporary and permanent, shall be properly maintained so that they do not become nuisances with stagnant water, odors, insect breeding, heavy algae growth, debris, and/or safety hazards.
- Effective erosion control requires constant inspections of all on-site BMPs during each rainstorm and after a storm is over to ensure that the BMPs are functioning properly. For sites greater than one-acre, onsite inspections are required in accordance with the CGP.

**Earth Moving Activities & Heavy Equipment**  
Soil excavation and grading operations occur on large amounts of soil that can be transported into storm drains when handled improperly. Effective erosion control practices reduce the amount of runoff crossing a site and slow the flow with check dams or roughened ground surfaces. Often, earth moving activities require use and storage of heavy equipment. Poorly maintained vehicles and heavy equipment that leak fuel, oil, antifreeze or other fluids onto the construction site are common sources of storm drain pollution.

**Site Planning**


- Maintain all heavy equipment, inspect frequently for leaks, and repair leaks immediately upon discovery.
- Perform major auto or heavy equipment maintenance, repair jobs and vehicle or equipment washing off-site.
- If you must drain and remove motor oil, radiator coolant or other fluids on site, use drip pans, plastic sheeting or crop cloths to catch drips and spills. Collect all spent fluids, store in separate containers and properly dispose as hazardous waste.
- Recycle whenever possible.
- Do not use diesel oil to lubricate equipment parts or clean equipment. Only use water for onsite cleaning.
- Cover exposed fifth wheel hitch and other oily or greasy equipment during all rain events.

**Practices During Construction**

- Remove existing vegetation only when absolutely necessary. Plant temporary vegetation for erosion control on slopes or where construction is not immediately planned.
- Protect down slope drainage courses, creeks and storm drains with wattles or temporary drainage swales.
- Use check dams or ditches to divert runoff around excavations. Refer to the Erosion & Sediment Control Field Manual, California Regional Water Quality Control Board San Francisco Bay Region, Fourth Edition August 2002, and the most recent versions of the Manual of Standards for Erosion and Sediment Control Measures, Association of Bay Area Governments (ABAG), and Construction Best Management Practices (BMPs) Handbook, California Stormwater Quality Association (CASQA).
- Cover stockpiles and excavated soil with secured tarps or plastic sheeting.

**Spill Clean Up**

- Maintain a spill clean-up kit on site.
- Use dry cleanup methods if possible.
- Never hose down city pavement or impermeable surfaces where fluids have spilled. Use dry cleanup methods (absorbent mats, etc.) to clean up spills immediately. Never attempt to wash them away with water or bury them.
- Sweep up spilled dry materials properly and dispose of absorbent materials.
- Use as little water as possible for dust control. If water is used, ensure it does not leave silt or discharge to storm drains.
- Call 911 for significant spills. If the spill poses a significant hazard to human health and safety, you must also report it to the State Office of Emergency Services.

**NOT TO SCALE**  **STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION** DRAWN: 2/14 REV: DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No.: STRM-BMP-3


**Concrete, Cement, & Masonry Products**

- Concrete, cement, masonry products, sediment or pollutant laden water shall never be discharged into or allowed to reach the storm drain system.
- Avoid mixing excess amount of fresh concrete or cement mortar on-site.
- During tile cutting, ensure that the slurry water does not run off into the street or storm drain system. The discharge of slurry to the storm drain system is prohibited. Dried slurry must be cleaned up and disposed of properly.
- Concrete, cement, and masonry mixing containers may not be washed or rinsed into the street or storm drain system. If a concrete larval mixer is used, a suitable washout bucket, excavator or self-washing mixer able to contain waste material shall be provided on-site.
- Never wash or rinse mixing containers and tools into the gutter, street, storm drain inlet, drainage ditches or water body.
- Contaminating sidewalk work, material stockpiles must be removed and cleaned up by the end of each day. Sweep or collect unused materials and debris that remain on pavement and dispose of properly.
- When the job is completed, collect all unused or waste materials and dispose of properly. Never leave or abandon materials onsite. Ensure that nothing has drifted toward the street, gutter or catch basin.

**Site Clean Up**

- Clean up by sweeping instead of hosing down whenever possible. Dispose of litter and debris in the garbage.
- The street, sidewalk and other paved areas may not be cleaned by washing or by directing sediment, concrete, asphalt, or other particles into the storm drain system. If water is used to flush sediment or particles from pavement, the water must be directed to a landscaped or grassy area large enough to absorb the water.
- Contaminating road or sidewalk work, material stockpiles must be removed and cleaned up by the end of each work day.
- Discarded building materials and demolition wastes must never be left in a street, gully, or roadway. Dispose of all wastes properly including leftover paint and chemicals. Materials that cannot be reused or recycled must be taken to the landfill or disposed of as hazardous waste.

Signed and Agreed to by:  
Project Owner or General Contractor  
Signed: \_\_\_\_\_ Date: \_\_\_\_\_  
Print Name: \_\_\_\_\_

**NOT TO SCALE**  **STANDARD DRAWINGS FOR STORMWATER POLLUTION PREVENTION AND PROTECTION** DRAWN: 2/14 REV: DRAWN BY: M.P. CHECKED BY: S.E.J. DRAWING No.: STRM-BMP-5

REVISIONS:	BY:

OWNER:  
DANA G. GLOUSOVICH  
1835 48TH AVE  
CAPITOLA, CA 95010  
443-415-4433

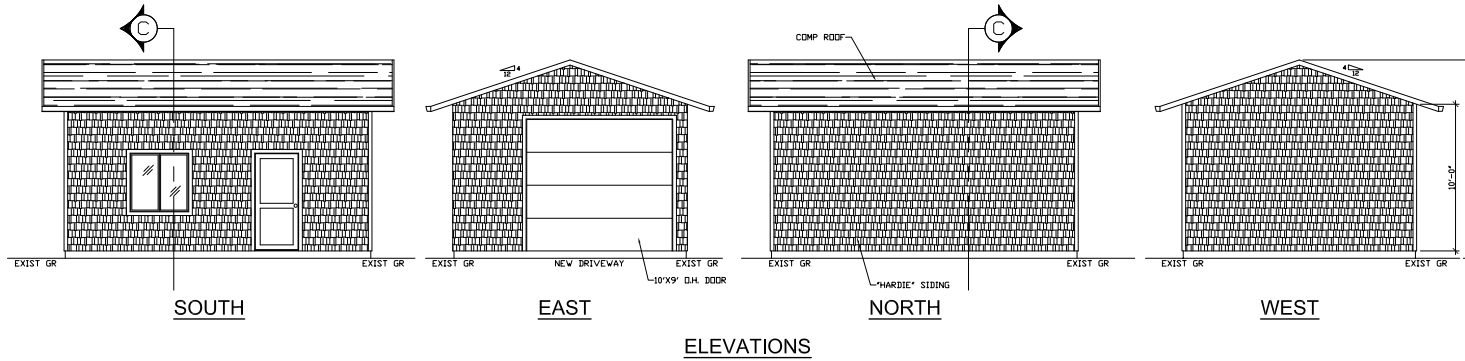
GLUSOVICH RESIDENCE  
1835 48TH AVE  
CAPITOLA, CA 95010  
APN 034-022-03

DENNIS NORTON  
HOME DESIGN AND PROJECT PLANNING  
1715-C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010  
WWW.DENNISNORTON.COM  
WWW.HOMEDSIGNANDPROJECTPLANNING.COM

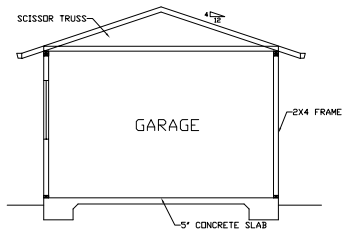
BEST MANAGEMENT PRACTICES

DRAWN: GG  
SCALE: 1/4" = 1'-0"  
JOB NO: 48TH  
DATE: 06/17/21  
SHEET

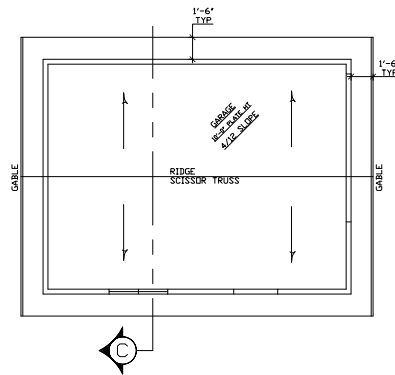
BMP  
OF SHEETS



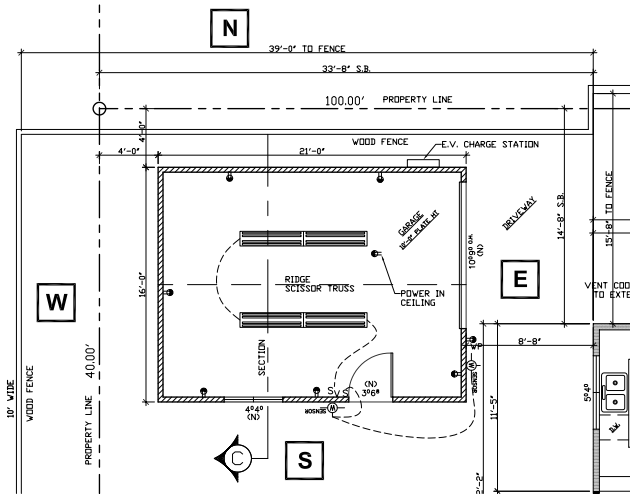
ELEVATIONS



SECTION



ROOF PLAN



FLOOR PLAN W/ELECTRICAL

ELECTRICAL SYMBOL LEGEND			
SYMBOL	CONTEXT	SYMBOL	CONTEXT
	LIGHT (WALL MOUNT) (L.E.D.)		AFO RECEPTACLE
	LIGHT (OVERHEAD) (L.E.D.)		GF RECEPTACLE (GROUND FAULT)
	CAN LIGHT (RECESSED) (ARTICULATED) (L.E.D.)		HALF SWITCHED RECEPTACLE
	TUBE LIGHT (L.E.D.)		RECEPTACLE 220V
	WALL LIGHT (L.E.D.)		FLOOR RECEPTACLE
	STEP LIGHT (L.E.D.)		FAN-HEAT-LIGHT (60 CFM)
	SWITCH		FAN-LIGHT COMBINATION (60 CFM)
	SWITCH (3-WAY)		FAN VENT (60 CFM)
	SWITCH (3-WAY) W/DIMMER		WHOLE HOUSE FAN (46 CFM) 1 ZONE
	SWITCH (4-WAY) W/DIMMER		GAS
	SWITCH W/DIMMER		PHONE
	SW W/OCCUPANCY SENSOR		CABLE TV
	SWITCH W/VACANCY SENSOR		SMOKE DETECTOR W/CARBON MONOXIDE DETECTOR (ON LINE-BATTERY BACKUP)

NOTE: ALL REQUIRED OUTLETS SHALL BE TAMPER RESISTANT (EFC 406.11) - ALL LIGHTING TO BE L.E.D.

FLOORPLAN  
SCALE: 1/4"=1'-0"

PROPOSED: DETACHED GARAGE = 336 S.F.

REVISIONS:	BY:

OWNER:  
DANA GLUSOVICH  
1835 48TH AVE  
CAPITOLA, CA 95010  
443-4150-4433

GLUSOVICH GARAGE  
1835 48TH AVE  
CAPITOLA, CA 95010  
APN 034-022-03

DENNIS NORTON  
HOME DESIGN AND PROJECT PLANNING  
117 C CAPITOLA AVENUE, CAPITOLA, CALIFORNIA 95010  
PHONE: 408.288.8888  
WEBSITE: www.dennisonorton.com

PROPOSED DETACHED GARAGE PLANS

DRAWN: GG

SCALE: 1/4"=1'-0"

JOB NO. 48TH

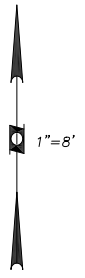
DATE: 07/06/21

SHEET

G  
OF # SHEETS

BASIS OF BEARINGS: NORTH 0° 17' WEST  
 ESTABLISHED BETWEEN MONUMENTS FOUND AS NOTED AT POINTS "A", "B", AND "C"  
 ALONG THE EASTERN SIDE OF FORTY EIGHTH AVENUE AND AS THESE MONUMENTS  
 ARE SHOWN ON THE MAP RECORDED IN VOLUME 61 OF PARCEL MAPS AT PAGE 8  
 OF SANTA CRUZ COUNTY RECORDS, AND AS SAID BEARING IS GIVEN ON THE 1907  
 "CAPITOLA HEIGHTS" SUBDIVISION MAP RECORDED IN VOLUME 13 OF MAPS AT PAGE  
 31 OF SANTA CRUZ COUNTY RECORDS.  
 COURSE BETWEEN POINTS "A" AND "C" BASED ON 61-PM-B: N 0013° W, 455.00'  
 FIELD-MEASURED COURSE FROM "A" TO "C" BY THIS SURVEY: N 0017° W, 455.18'

ELEVATION REFERENCE  
 IS THE CENTER OF THE SANITARY SEWER MANHOLE IN FORTY EIGHTH AVENUE  
 AS SHOWN HEREON FOR ASSUMED RELATIVE ELEVATION = 70.0'.  
 A SECOND REFERENCE IS THE TOP OF THE FIRE HYDRANT ON THE WEST SIDE  
 OF FORTY EIGHTH AVENUE AT GRACE STREET FOR ELEVATION = 71.2'.



CAPITOLA  
 BLOCK C

HEIGHTS  
 13-M-31

HEIGHTS  
 BLOCK B

JACK SCOTT AHO  
 TRUSTEE  
 2015-0045327  
 A.P.N. 034-022-02  
 LOT 24, BLOCK C  
 13-M-31

SHARON R. OSTER  
 TRUSTEE  
 2020-0012310  
 A.P.N. 034-022-36  
 LOT 20, BLOCK C  
 13-M-31

1835 FORTY EIGHTH AVE.  
 SHEILA D. HUTCHINSON  
 DANA LEE GLUSOVICH  
 2020-0042374  
 A.P.N. 034-022-03  
 LOT 25, BLOCK C  
 13-M-31

SANDRA JEANNE BUGISICH  
 TRUSTEE  
 2018-0002239  
 A.P.N. 034-022-04  
 LOT 26, BLOCK C  
 13-M-31

S 89°43' W, 100.00' (100')  
 TO A POINT ON THE EAST SIDE OF 47TH AVENUE  
 FROM WHICH A FD. 1/2" PIPE, OPEN, AT THE SW  
 CORNER OF LOT 20 BEARS N 017° W, 0.22'

SEE CORNER RECORD NO. 847

FD. 1/2" PIPE "RCE 20919" IN PVC  
 SLEEVE BEARS N 89°43' E, 0.78'

N 89°43' E, 0.78'

N 017° W, 40.00'

FD. 1/2" PIPE, OPEN (AT THE NW CORNER OF  
 LOT 13, BLK. B, POINT "C" FOR THIS MAP),  
 BEARS S 017° E, 239.69' (240')

FD. 1/2" PIPE, OPEN (AT THE SW CORNER OF  
 LOT 13, BLK. B), BEARS S 017° E, 278.74' (280')

FD. 1/2" PIPE "RCE 20919" (AT THE SW CORNER  
 OF LOT ONE, 61-PM-B, POINT "B" FOR THIS MAP),  
 BEARS S 017° E, 609.81' (610')

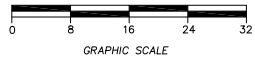
FD. 1/2" PIPE "RCE 20919" (AT THE SW CORNER  
 OF LOT THREE, 61-PM-B, POINT "A" FOR THIS MAP),  
 BEARS S 017° E, 694.87' (695')

S 017° E, 239.69' FROM NW CORNER OF LOT 19  
 TO THE NW CORNER OF LOT 13, BLOCK B

FORTY EIGHTH AVENUE  
 (FORMERLY SECOND AVENUE)

LEGEND

- Indicates survey monument found as noted hereon.
- Indicates survey reference point set as noted.
- Indicates nothing found or set.
- x Indicates spot elevation of existing surface.
- ( )' Indicates record data from subdivision map 13-M-31.
- All distances shown are in feet and decimals thereof.
- Indicates existing board fence.
- BBLR Indicates 'drainage system bubbler'.
- ⊙ Indicates 'electric meter'.
- FF Indicates 'finished floor'.
- FL Indicates 'flow line'.
- ⊙ Indicates 'gas meter'.
- LG Indicates 'lip of concrete gutter plate'.
- MB Indicates 'mail box'.
- SSMH Indicates 'sanitary sewer manhole'.
- TC Indicates 'top of curb'.
- TW Indicates 'top of wall'.
- WM Indicates 'water meter'.



REGISTERED PROFESSIONAL SURVEYOR  
 MICHAEL F. BEAUTZ  
 No. 24266  
 CIVIL  
 STATE OF CALIFORNIA  
 M. F. Beauty  
 3-III-22

SURVEYOR'S MAP  
 SHOWING BOUNDARY & TOPOGRAPHY ON  
 LOT 25 IN BLOCK C, 13-M-31  
 "CAPITOLA HEIGHTS"  
 WITHIN THE CITY OF  
 CAPITOLA, CALIFORNIA  
 SCALE: 1"=8' MARCH 2022  
 BY: MICHAEL F. BEAUTZ, C.E.  
 A.P.N. 034-022-03 SHEET 1 OF 1

1835 48TH AVE

Item 3 A.

CONSTRUCTION COST BREAKDOWN PER Section 17.72.070

Existing Building Costs: **APPLICANT COPY**

Existing Residence: 1998 square feet = 399,600 =  
 \$ 200.00 square foot

Existing Garage: 0 square feet =  
 \$ 90.00 square foot

Existing Deck: 34 square feet = 850 =  
 \$ 25.00 square foot

Total Existing Value: 400,450  
 80% of Total Existing Value 320,360

New Construction Costs:

New Conditioned Space: 400 square feet = 80,000 =  
 \$ 200.00 square foot

New Garage: 336 square feet = 21,428 =  
 \$ 90.00 square foot

New deck/porch: 122 square feet = 3,050 =  
 \$ 25.00 square foot

Total New Construction Value: 104,478

Remodel Costs: (50% of "new construction" costs)

Remodel Conditioned Space: 250 square feet = 25,000 =  
 \$ 100.00 square foot

Remodel Garage: 0 square feet =  
 \$ 45.00 square foot

Remodel Deck: 0 square feet =  
 \$ 12.50 square foot

Total Remodel Value: 25000  
 Total Construction/Remodel Cost 128,478  
 % of Existing Value 40%





Dennis Norton <dennis@dennisonortondesign.com>

**Fwd: Color Board**

1 message

**Sheila Hutchinson** <sheiladhutchinson@gmail.com>  
To: Dennis Norton <dennis@dennisonortondesign.com>

Mon, Oct 25, 2021 at 9:46 AM

I included it in the email as well, below the attachment. Deleted the attachment & just sending the info. Hope this will work. Still working on a picture of the trees.

**Color Board**  
1835 48th Avenue

**House Body**  
Benjamin Moore Croquet



Croquet  
AF-455

**House Trim**  
Benjamin Moore Swiss Coffee



Swiss Coffee OC-45

**Roof**  
Composite/Asphalt  
Slate Gray

**Garage Door**  
White

# Untitled Map

Write a description for your map.

Legend

1830 Item 3 A.



Google Earth

© 2021 Google

28

7.88 ft



## Design Permit Design Review Criteria

17.120.070 Design review criteria. When considering design permit applications, the city shall evaluate applications to ensure that they satisfy the following criteria, comply with the development standards of the zoning district, conform to policies of the general plan, the local coastal program, and any applicable specific plan, and are consistent with any other policies or guidelines the city council may adopt for this purpose. To obtain design permit approval, projects must satisfy these criteria to the extent they apply.

- A. Community Character. The overall project design including site plan, height, massing, architectural style, materials, and landscaping contribute to Capitola's unique coastal village character and distinctive sense of place.
- B. Neighborhood Compatibility. The project is designed to respect and complement adjacent properties. The project height, massing, and intensity is compatible with the scale of nearby buildings. The project design incorporates measures to minimize traffic, parking, noise, and odor impacts on nearby residential properties.
- C. Historic Character. Renovations and additions respect and preserve existing historic structure. New structures and additions to non-historic structures reflect and complement the historic character of nearby properties and the community at large.
- D. Sustainability. The project supports natural resource protection and environmental sustainability through features such as on-site renewable energy generation, passive solar design, enhanced energy efficiency, water conservation measures, and other green building techniques.
- E. Pedestrian Environment. The primary entrances are oriented towards and visible from the street to support an active public realm and an inviting pedestrian environment.
- F. Privacy. The orientation and location of buildings, entrances, windows, doors, decks, and other building features minimizes privacy impacts on adjacent properties and provides adequate privacy for project occupants.
- G. Safety. The project promotes public safety and minimizes opportunities for crime through design features such as property access controls (e.g., placement of entrances, fences), increased visibility and features that promote a sense of ownership of outdoor space.
- H. Massing and Scale. The massing and scale of buildings complement and respect neighboring structures and correspond to the scale of the human form. Large volumes are divided into small components through varying wall planes, heights, and setbacks. Building placement and massing avoids impacts to public views and solar access.
- I. Architectural Style. Buildings feature an architectural style that is compatible with the surrounding built and natural environment, is an authentic implementation of appropriate established architectural styles, and reflects Capitola's unique coastal village character.
- J. Articulation and Visual Interest. Building facades are well articulated to add visual interest, distinctiveness, and human scale. Building elements such as roofs, doors, windows, and

porches are part of an integrated design and relate to the human scale. Architectural details such as trim, eaves, window boxes, and brackets contribute to the visual interest of the building.

- K. **Materials.** Building facades include a mix of natural, high quality, and durable materials that are appropriate to the architectural style, enhance building articulation, and are compatible with surrounding development.
- L. **Parking and Access.** Parking areas are located and designed to minimize visual impacts and maintain Capitola's distinctive neighborhoods and pedestrian-friendly environment. Safe and convenient connections are provided for pedestrians and bicyclists.
- M. **Landscaping.** Landscaping is an integral part of the overall project design, is appropriate to the site and structures, and enhances the surrounding area.
- N. **Drainage.** The site plan is designed to maximize efficiency of on-site drainage with runoff directed towards permeable surface areas and engineered retention.
- O. **Open Space and Public Places.** Single-family dwellings feature inviting front yards that enhance Capitola's distinctive neighborhoods. Multifamily residential projects include public and private open space that is attractive, accessible, and functional. Nonresidential development provides semi-public outdoor spaces, such as plazas and courtyards, which help support pedestrian activity within an active and engaging public realm.
- P. **Signs.** The number, location, size, and design of signs complement the project design and are compatible with the surrounding context.
- Q. **Lighting.** Exterior lighting is an integral part of the project design with light fixtures designed, located, and positioned to minimize illumination of the sky and adjacent properties.
- R. **Accessory Structures.** The design of detached garages, sheds, fences, walls, and other accessory structures relates to the primary structure and is compatible with adjacent properties.
- S. **Mechanical Equipment, Trash Receptacles, and Utilities.** Mechanical equipment, trash receptacles, and utilities are contained within architectural enclosures or fencing, sited in unobtrusive locations, and/or screened by landscaping.

# Capitola Planning Commission

## Agenda Report



**Meeting:** April 07, 2022  
**From:** Community Development  
**Address:** 1820 41st Avenue, Suite A

**Permit Number: #21-0429**

**APN: 034-131-24**

Conditional Use Permit Amendment to allow extended hours of delivery sales for alcohol and non-alcohol retail goods from an existing Retail Alcohol Establishment (BevMo) located in the C-R (Regional Commercial) zoning district.

This project is not in the Coastal Zone.

Environmental Determination: Categorical Exemption 15301

Property Owner: Chaboya Ranch

Representative: Philip Olson - BevMo, Filed: 10.11.21

### Applicant Proposal

The applicant, Beverages & More (Bevmo) submitted a request for an amendment to an existing Conditional Use Permit (CUP) #08-018 to allow online/app-based delivery sales of alcohol at hours outside the current permitted store hours. Bevmo is located within the Regional Commercial (C-R) zoning district at 1820 41st Avenue, Suite A. The proposed use is consistent with the General Plan, and Zoning Ordinance with the amendment of the Conditional Use Permit and recommended conditions.

### Background

On June 26, 2008, Bevmo received approval of a CUP #08-018 by the City Council on appeal to begin operating at the current location. The original Planning Commission approval was appealed to City Council by another alcohol retail store owner also located on 41st Avenue. The final local action notice included 15 conditions of approval that are effective currently and are included for reference as Attachment 1 (Existing Conditions of Approval).

### Discussion

The current CUP includes the following two conditions of approval related to hours of operation and deliveries.

5. Business hours will be limited to 9:00 A.M. — 9:00 P.M., seven days a week. The last six weeks of the year, November 16 through December 31, the hours will be limited to 9:00 P.M. — 10:00 P.M.

7. Delivery hours shall be limited to 8:00 A.M. — 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.

The applicant's primary request is for approval of an amendment to CUP condition #5 to allow delivery sales of non-alcohol retail items 24 hours per day to customers and to allow alcohol delivery sales at all hours except as prohibited by State law, between 2 A.M. and 6 A.M. Bevmo additionally requests to retain the existing in-store shopping hours but modify the condition #5 to clarify that it pertains to "In-Store Hours".

Condition #7 is applicable to deliveries of stock to the store. The applicant requests that clarification language be added to the condition to specify the applicability of the condition and the difference between deliveries to the store for stock and deliveries from the store to customers. The applicant is proposing the existing conditions be modified as follows:

5. Business hours for in-store shopping will be limited to 9:00 A.M. – 9:00 P.M., seven days a week. The last six weeks of the year, November 16 through December 31, the hours for in-store shopping will be limited to 9:00 A.M. – 10:00 P.M. Online/app sales for delivery to customers can occur 24-hours/day, Monday through Sunday, provided there are no sales/deliveries of alcohol between the hours of 2:00 a.m. and 6:00 a.m.
7. Hours for deliveries to the store shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.

#### Conditional Use Permit

Pursuant to 17.124.060, when evaluating a CUP, the Planning Commission must consider the following characteristics of the proposed use:

- A. Operating characteristics (hours of operation, traffic generation, lighting, noise, odor, dust, and other external impacts).
- B. Availability of adequate public services and infrastructure.
- C. Potential impacts to the natural environment.
- D. Physical suitability of the subject site for the proposed use in terms of design, location, operating characteristics, shape, size, topography.

And;

Pursuant to 17.124.070, the Planning Commission must make the following findings for approval:

- A. The proposed use is allowed in the applicable zoning district.
- B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.
- C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.
- D. The proposed use will not be detrimental to the public health, safety, and welfare.
- E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.

In issuing a conditional use permit, the Commission may attach conditions to achieve consistency with the general plan, zoning code, and any applicable specific plan or area plan adopted by the City Council.

The existing CUP for 1820 41<sup>st</sup> Avenue includes several conditions related to hours of operation and tasting, deliveries, exterior lighting, and roof top screening to ensure the likely impacts of the

retail use on adjacent residential properties are mitigated through operational and design conditions. Should the Planning Commission decide to approve the amendment, the conditions of the original permit would be included in the amendment along with new conditions related to the modified hours for delivery to protect the adjacent residential properties.

### Analysis

In review of the applicant's proposal, Planning staff and the Police Department searched active alcohol sales permits and permit history in Capitola, made inquiry with nearby jurisdictions to understand how they regulate similar requests, and investigated available app/online based delivery services that deliver locally.

### Retail Sales of Alcohol in Capitola

Permit history shows that Capitola has not approved alcohol retail sales past midnight and has regulated alcohol sales through the CUP process dating back through all available records. The only sale of alcohol within Capitola past midnight are for onsite consumption within eating and drinking establishments. These venues may serve alcohol until 2 am, but the majority close by midnight.

### Retail Sale of Alcohol within Santa Cruz County

Staff contacted planning staff within the region to assess whether or not retail sales of alcohol are currently taking place after midnight.

- Watsonville does not allow sales past midnight.
- City of Santa Cruz has an ordinance that requires Planning Commission review for sales after midnight. The respondent noted that in their experience applicants had not pursued sales past midnight. They did acknowledge several long-operating stores that offer alcohol sales after midnight likely predate current requirements and are legally-nonconforming.
- Scotts Valley did not respond, however, information available online shows that liquor stores posting their hours close at midnight or before.
- Santa Cruz County responded that each alcohol permit has unique conditions. There are some grocery stores which sell alcohol after midnight. However, the majority of liquor stores close at midnight or before.

### Currently available app/online based delivery services

There are several existing app/online based shopping services that will perform a similar delivery service, as proposed by the applicant, for delivery within Capitola. Personal shopping and delivery services will take an order, make purchases at open local stores, and deliver the items, including alcohol.

### Police Department Review

Captain Ryan and Chief Dally reviewed the application and provided feedback. The police department is recommending conditioning alcohol sales to cease at midnight to ensure the City is not creating a new opportunity for late night sales of alcohol that could have an impact on health and safety within Capitola and the greater Santa Cruz area. They also recommended that all deliveries after regular store hours be performed through the front door of BevMo for safety and noise. Planning staff has similar concerns with noise for deliveries in the rear of the BevMo building due to the close proximity of residential properties behind Bevmo. Also, since this is the first CUP related to delivery of alcohol sales, Police and Planning staff are recommending a condition be added that the application be reviewed for compliance by the Planning Commission in one year.

With the above analysis, and in consideration of allowing the applicant to operate a competitive business, staff is recommending the following modifications to existing conditions #5 and #7 and adding conditions #16 and #17:

5. Business hours for in-store shopping will be limited to 9:00 A.M. – 9:00 P.M., seven days a week. The last six weeks of the year, November 16 through December 31, the hours for in-store shopping will be limited to 9:00 A.M. – 10:00 P.M. Online/app sales for delivery to customers may occur Monday through Sunday, provided there are no sales or deliveries of alcohol between the hours of 12:00 A.M. and 6:00 A.M. Delivery of non-alcoholic consumer goods can occur 24 hours per day.
7. Hours for deliveries to the store shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.
16. All delivery services of store goods to customers after regular business hours must utilize the front door facing 41<sup>st</sup> Avenue and parking in front of the store. Customer delivery services after regular store hours are prohibited from parking, staging, loading, unloading, or idling vehicles behind the store or idling at delivery locations. Deliveries to customers after regular business hours shall utilize two-axle passenger vehicles. Use of delivery trucks, moving vans, vehicles equipped with roll up doors or lift gates, back-up alarms, and deliveries that necessitate use of a hand truck or pallet jack are not permitted.
17. A one-year review of the amendment to the conditional use permit by the Planning Commission is required to ensure all impacts of the delivery service are adequately assessed. During the one-year review, the Planning Commission may modify conditions as necessary to ensure health and safety. The review shall be scheduled during the first half of 2023 and will require a cost recovery deposit paid by the applicant.

### **CEQA**

The project is categorically exempt under Section 15301 of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations. The proposed project involves minor changes to operations and amending a conditional use permit within an existing commercial space. No adverse environmental impacts were discovered during project review by either Planning Department Staff or the Planning Commission.

### **Recommendation**

Staff recommends the Planning Commission approve the amendment to the Conditional Use Permit based on the following amended Conditions of Approval and updated Findings.

### **Attachments**

1. Existing CUP conditions of approval
2. Applicant's project narrative
3. Applicant's proposed site plan



### Recommended Conditions of Approval

2. The project approval consists of a Conditional Use Permit for the off-site retail sale of alcohol (Beverages and More! Inc.) in addition to the limited wine and beer tasting at 1820 41<sup>st</sup> Avenue. The original CUP application #08-018 was approved on June 26, 2008, by the City Council. The amendment to the CUP application #21-0429 was approved by Planning Commission on April 7, 2022.
3. Beer and wine tasting shall be limited to Friday 4:00 P.M. – 7:00 P.M and Saturday, 12 Noon – 6:00 P.M. Tasting shall also be allowed on Valentine’s Day, St. Patrick’s Day, Cinco de Mayo, Halloween, day before Thanksgiving, and New Year’s Eve from 4:00 P.M. – 7:00 P.M.
4. Any significant modifications to the size and appearance of the structure must be approved by the Planning Commission. Similarly, any significant change to the use itself, or site, must be approved by the Planning Commission.
5. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
6. Business hours for in-store shopping will be limited to 9:00 A.M. – 9:00 P.M., seven days a week. The last six weeks of the year, November 16 through December 31, the hours for in-store shopping will be limited to 9:00 A.M. – 10:00 P.M. Online/app sales for delivery to customers can occur Monday through Sunday, provided there are no sales/deliveries of alcohol between the hours of 12:00 a.m. and 6:00 a.m. Delivery of non-alcoholic consumer goods can occur 24 hours per day.
7. The applicant shall ~~obtain~~ maintain a current business license ~~prior~~ to operating the business.
8. Hours for deliveries to the store shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.
9. Air-conditioning equipment or other roof top equipment shall be screened from view and fall within allowable city permitted decibel levels.
10. Trash enclosures shall be covered, gated, and maintained to provide a clean and sanitary area.
11. Security lighting in the rear of the store shall be shielded to prevent light from shining in the neighboring properties.
12. No roof equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with the building permit submittal.
13. The applicant shall develop, submit, and enact a plan for the use and control of their carts, including a plan to collect carts removed from their property.
14. The applicant shall submit a lighting plan for the parking lot area, for review and approval

by the Community Development Department prior to, or in conjunction with the building permit submittal. The parking lot lighting shall be shielded to prevent light from shining on the neighboring properties.

15. The applicant shall submit a landscape plan for the parking lot area, for review and approval by the Community Development Department prior to, or in conjunction with the building permit submittal. The landscape plan shall meet the 41<sup>st</sup> Avenue Design Guidelines.
16. The applicant shall comply with the Municipal Code Section 8.36 Environmentally Acceptable Packaging Materials.
17. All delivery services of store goods to customers after regular business hours must utilize the front door facing 41<sup>st</sup> Avenue and parking in front of the store. Customer delivery services after regular store hours are prohibited from parking, staging, loading, unloading, or idling vehicles behind the store or idling at delivery locations. Deliveries to customers after regular business hours shall utilize two-axle passenger vehicles. Use of delivery trucks, moving vans, vehicles equipped with roll up doors or lift gates, back-up alarms, and deliveries that necessitate use of a hand truck or pallet jack are not permitted.
18. A one-year review of the amendment to the conditional use permit by the Planning Commission is required to ensure all impacts of the delivery service are adequately assessed. During the one-year review, the Planning Commission may modify conditions as necessary to ensure health and safety. The review shall be scheduled during the first half of 2023 and will require a cost recovery deposit paid by the applicant.

## Findings

**A. The proposed use is allowed in the applicable zoning district.**

Sales and delivery of alcohol are permitted through a conditional use permit in the C-R zoning district.

**B. The proposed use is consistent with the general plan, local coastal program, zoning code, and any applicable specific plan or area plan adopted by the city council.**

The retail space with alcohol sales and delivery, as conditioned, is consistent with the Zoning Ordinance, General Plan, and Local Coastal Plan.

**C. The location, size, design, and operating characteristics of the proposed use will be compatible with the existing and planned land uses in the vicinity of the property.**

1820 41<sup>st</sup> Avenue is located in the 41<sup>st</sup> Avenue/West Capitola area, an area capable of handling larger vehicular volume, has plentiful parking, and suburban commercial developments that serve a variety of eating and drinking establishments and larger scale retail spaces. Allowing delivery and later hours to stage from the front of the building is compatible with existing and planned uses.

**D. The proposed use will not be detrimental to the public health, safety, and welfare.**

Delivery of alcohol and retail goods offered by Bevmo until midnight will not be detrimental to the public health, safety, and welfare. Similar services are currently operating in Capitola and surrounding communities.

**E. The proposed use is properly located within the city and adequately served by existing or planned services and infrastructure.**

1820 41st Avenue is properly located within the 41<sup>st</sup> Avenue/West Capitola area and adequately served by services and infrastructure.

**F. This project is categorically exempt under Section 15301 of the California Environmental Quality Act and is subject to Section 753.5 of Title 14 of the California Code of Regulations.**

Section 15301 of the CEQA Guidelines exempts the operation, repair, maintenance, permitting, leasing, licensing, or minor alteration of existing public or private structures, facilities, mechanical equipment, or topographical features, involving negligible or no expansion of use beyond that existing at the time of the lead agency's determination. This project involves a minor modification to the retail delivery services for the business and minor changes to the interior inventory. No adverse environmental impacts were discovered during review of the proposed project.

Report prepared by: Brian Froelich



420 CAPITOLA AVENUE  
 CAPITOLA, CALIFORNIA 95010  
 TELEPHONE (831) 475-7300  
 FAX (831) 479-8879

## FINAL LOCAL ACTION NOTICE AND ZONING PERMIT

July 15, 2008

Susan Vaudagna  
 Chaboya Ranch  
 1445 West San Carlos Street  
 San Jose, CA 95126

**RE: Notice of Final Action on Application #08-018**

**1820 41<sup>st</sup> AVENUE – PROJECT APPLICATION # 08-018**

CONDITIONAL USE-PERMIT FOR A RETAIL BUSINESS ESTABLISHMENT (BEVMO) WITH OFF-SITE SALE OF ALCOHOL AND LIMITED CONSUMPTION OF ALCOHOL ON THE PREMISES IN THE CC (COMMUNITY COMMERCIAL) ZONING DISTRICT. (APN 034-131-22, 034-131-24) CATEGORICALLY EXEMPT. FILED 4/14/08

The above matter was presented to the City Council on June 26, 2008 and was **approved**, with the following findings and conditions.

CONDITIONS

1. The project approval consists of a Conditional Use Permit for the off-site retail sale of alcohol (Beverages and More! Inc.) in addition to limited wine and beer tasting at 1820 41st Avenue.
2. Beer and wine tasting shall be limited to Friday 4:00 P.M. – 7:00 P.M. and Saturday, 12 NOON - 6:00 P.M. Tasting shall also be allowed on Valentine's Day, St. Patrick's Day, Cinco de Mayo, Halloween, day before Thanksgiving, and New Year's Eve from 4:00 P.M. – 7:00 P.M. No seating shall be provided for the tasting events and tasting samples shall be limited to approximately 1 oz. sizes.
3. Any significant modifications to the size or exterior appearance of the structure must be approved by the Planning Commission. Similarly, any significant change to the use itself, or the site, must be approved by the Planning Commission.
4. The application shall be reviewed by the Planning Commission upon evidence of non-compliance with conditions of approval or applicable municipal code provisions.
5. Business hours will be limited to 9:00 A.M. – 9:00 P.M., seven days a week. The last six weeks of the year, November 16 through December 31, the hours will be limited to 9:00 P.M. – 10:00 P.M.

6. The applicant shall obtain a business license prior to operating the business.
7. Delivery hours shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours.
8. Air-conditioning equipment and other roof top equipment shall be screened from view and fall within the allowable city permitted decibel levels.
9. Trash enclosures shall be covered, gated and maintained to provide a clean and sanitary area.
10. Security lighting in the rear of the store shall be shielded to prevent light from shining on the neighboring properties.
11. No roof equipment is to be visible to the general public. Any necessary roof screening is to match the color of the building as closely as possible. Plans for any necessary screening shall be submitted to the Community Development Department prior to, or in conjunction with building permit submittal.
12. The applicant shall develop, submit, and enact a plan for the use and control of their carts, including a plan to collect carts removed from their property.
13. The applicant shall submit a lighting plan for the parking lot area, for review and approval by the Community Development Department prior to, or in conjunction with building permit submittal. The parking lot lighting shall be shielded to prevent light from shining on the neighboring properties.
14. The applicant shall submit a landscape plan for the parking lot area, for review and approval by the Community Development Department prior to, or in conjunction with building permit submittal. The landscape plan shall meet the 41<sup>st</sup> Avenue Design Guidelines.
15. The applicant shall comply with the Municipal Code Section 8.36 Environmentally Acceptable Packaging Materials.

#### FINDINGS

- A. **The application, subject to the conditions imposed, will secure the purposes of the Zoning Ordinance and General Plan.**

Community Development Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the CC (Community Commercial) Zoning District and the 41<sup>st</sup> Avenue Design Guidelines. Conditions of approval have been included to carry out the objectives of the Zoning Ordinance and General Plan.

- B. **The application will maintain the character and integrity of the neighborhood.**

Planning Department Staff, the Architectural and Site Review Committee, and the Planning Commission have all reviewed the project. The project conforms with the development standards of the CC (Community Commercial) Zoning District and the 41<sup>st</sup> Avenue Design Guidelines. Conditions of approval have been included to ensure that the project maintains the character and integrity of the area.

- C. This project is categorically exempt under Section 15301(e)(2) of the California Environmental Quality Act and is not subject to Section 753.5 of Title 14 of the California Code of Regulations.

Section 15301(e)(2) of the CEQA Guidelines exempts interior or exterior alterations to existing structures. No adverse environmental impacts were discovered during review of the proposed project.

This permit is issued to the owner of the property. In executing this permit, applicant /owner agrees to comply with all terms of permit(s), including conditions of approval, if any. Permit must be exercised within 24 months of date of issuance (June 26, 2010) unless otherwise indicated in conditions of approval. Should you have any questions on this matter, do not hesitate to call.

Sincerely,

Handwritten signature of Ryan Bane, consisting of the letters 'Ry' followed by a horizontal line and the letter 'B' followed by a horizontal line.

Ryan Bane  
Senior Planner

Cc: Beverages & More  
City Clerk

## Project Description

Beverages & More, Inc. (“BevMo!”) seeks a modification to the Conditional Use Permit that was granted pursuant to Project Application # 08-018 (the “CUP”) for its operations located at 1820 41st Avenue, Suite A in Capitola, California (generally, the “Site”). The CUP restricts business hours to 9:00 a.m. and 9:00 p.m. seven days a week; the last six weeks of the year, November 16 through December 31, the hours are limited to 9:00 a.m. to 10:00 p.m. This modification would allow BevMo! to establish online delivery sales of alcohol and non-alcohol retail goods at hours outside of current permitted hours.

BevMo! currently operates as a high-end retailer for in-store purchases of beer, wine, and related goods. Sales of alcohol are authorized by liquor licenses issued by the California Alcohol Control Board (ABC) – Type 21 (Off-Sale General) and Type 42 (On-Sale Beers and Wine Public Premises). To enhance the customer experience, BevMo! seeks to allow customers to purchase alcohol and non-alcoholic consumer goods (described below) via its online and mobile platforms for delivery. In-store sales would remain the same, but deliveries of non-alcoholic goods would occur 24 hours/day and deliveries of alcohol would stop at 2:00 a.m.

Customers would select items available from the store via an app or online interface. BevMo! employees would bag the items and put them in bins containing orders from one to four customers. Drivers, who are independent contractors, would pick up the bins for delivery to customers, with a goal of delivering items within 30 minutes of purchase to customers located within a fixed delivery radius, usually 2- 5 miles from the store. The types of goods anticipated to be available for delivery include beer, wine, distilled spirits, ice cream, snacks, hand sanitizer, pet food, toilet paper, and diapers. Most of these items would also be displayed on shelves in the store and would be available for purchase for walk-in customers, but a few items, such as dog food, would be available only for delivery. Driver-partners would enter and exit the store via an existing receiving door in the rear of the facility, even when the storefront is open. Driver-partners would be able to use any parking spaces in the shopping area. Based on sales projections, BevMo! initially anticipates between 50-100 deliveries per day, with the heaviest volumes on Friday and Saturday evenings, which is also when most of the other tenants in the vicinity have their lowest volume of driver traffic as a result of their closing hours.

## Age Verification

BevMo! utilizes robust age verification and ID scanning technology to help prevent age-restricted products from being delivered to minors. Customers are notified in the app that products are age-restricted and require ID verification: first when they put the item in their cart and again when they checkout. Next, BevMo! uses on-the-spot technology to scan IDs and verify age at the point of delivery.

1. **On-the-Spot Verification:** Before an order is closed, the delivery-partner must scan the customer’s valid U.S. government-issued ID.

2. **Optical Scanning Technology:** Using advanced optical scanning ID verification technology, the delivery-partner must verify the ID at the site of the delivery.

3. **Signature Required:** If the ID is verified by the system, the order can be completed and a signature is captured.

Due to these policies, contactless verification is not an option for orders containing age-restricted products. However, BevMo! has implemented a procedure to check and scan IDs from a distance in order to keep both the customers and delivery-partners safe.

If a customer does not have an ID at the time of delivery, or fails to provide a valid form of ID, the customer will be charged a non-refundable fee and will not receive the order.

### **Delivery Partner Eligibility Requirements:**

BevMo! requires all delivery partners delivering age-restricted products meet the following criteria:

1. **Age:** Be at least 21 years of age.
2. **Training:** Complete alcohol beverage service training.
3. **Delivery Service Agreement:** Sign the Alcohol Delivery Service policy.

### Lighting and Security

Proper lighting will be maintained to ensure employee and driver-partner safety at all times. The rear entrance door will remain locked with an electric strike lock for controlling access to the building. Driver-partners will be identified by employees inside of the building via camera before being granted access inside the store for deliveries.

Additional security measures include security camera systems with footage that can be accessed by the General Manager and any Shift Lead in the store. This footage is typically stored for 30 days or longer, depending on how much activity is on a specific camera. The store also includes a telephone for calling 911 and a monitored alarm system with a hold-up panic button for employees in the case of an emergency.

### Changes to the Premises

Minor changes to the configuration of the interior retail space and stock room will be needed, including rearranging shelving and storage areas. None of these changes are expected to require plumbing or electrical work. BevMo! anticipates that approximately 20 to 30 percent of the retail floorspace will be dedicated to non-alcohol items. There are no planned exterior modifications.

### Requested Changes

Requested Change to Permitted Hours: Condition 5 ends business hours at 9:00 p.m. daily, with extended closing hours of 10:00 p.m. between November 16 through December 31. BevMo! is requesting that Condition 5 be modified to state the following: "Business hours for in-store



shopping will be limited to 9:00 A.M. – 9:00 P.M., seven days a week. The last six weeks of the year, November 16 through December 31, the hours for in-store shopping will be limited to 9:00 A.M. – 10:00 P.M. Online/app sales and deliveries can occur 24-hours/day, Monday through Sunday, provided there are no sales/deliveries of alcohol between the hours of 2:00 a.m. and 6:00 a.m."

Requested Change to Delivery Hours: BevMo! is requesting that Condition 7 be revised to clarify that the intention of the condition is to limit the permitted hours of deliveries to the store. BevMo! is requesting that Condition 7 be modified to state the following: "Hours for deliveries to the store shall be limited to 8:00 A.M. – 8:00 P.M. Monday through Friday, to minimize noise impacts to neighboring residents. Delivery vehicles shall not be permitted to remain at idle during non-delivery hours."

FACILITY NO: 785

Capitola

1820 41st Avenue, Suite A,  
Capitola, CA 95010

COMMENTS

REVISIONS	
NO.	DESCRIPTION

Originally Drawn By:  
Hayashida Architects

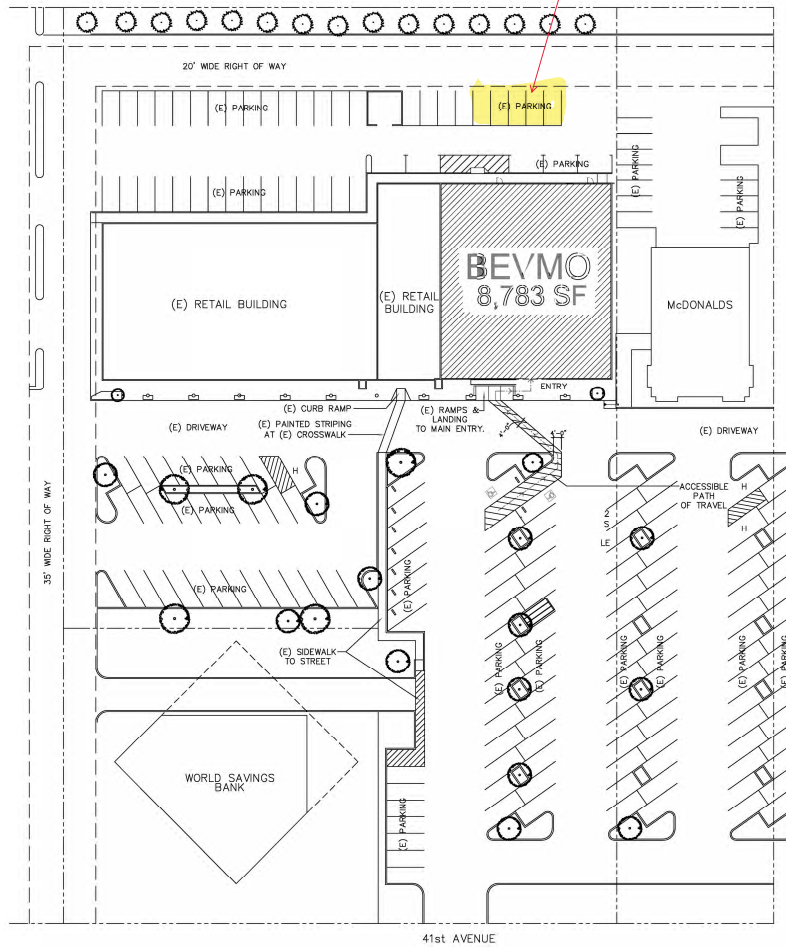
Modified By:  
goBrands, Inc.

Scale:  
1" = 30'

SITE PLAN

1 OF 4

Likely driver parking and loading areas.



1 EXISTING SITE PLAN  
SD1

FOR REFERENCE ONLY

ALL EXTERIOR STRUCTURE, MATERIALS, FIXTURES, AND FINISHES ARE EXISTING TO REMAIN

REVISIONS

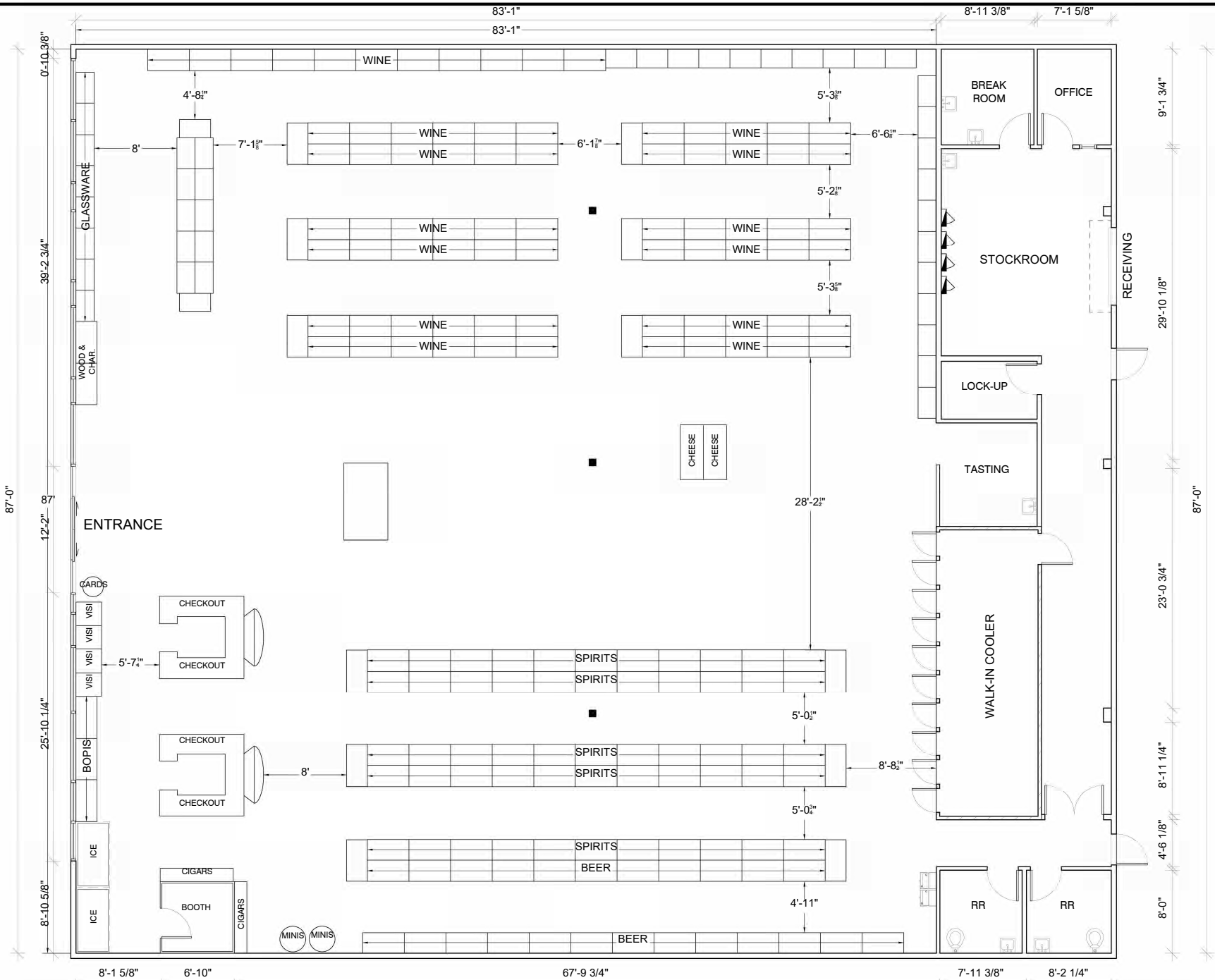
NO.	DATE	DESCRIPTION

Originally Drawn By:  
Hayashida Architects

Modified By:  
goBrands, Inc.

Scale:  
1" = 1'-0"

EXISTING CONDITIONS



NO.	DATE	DESCRIPTION

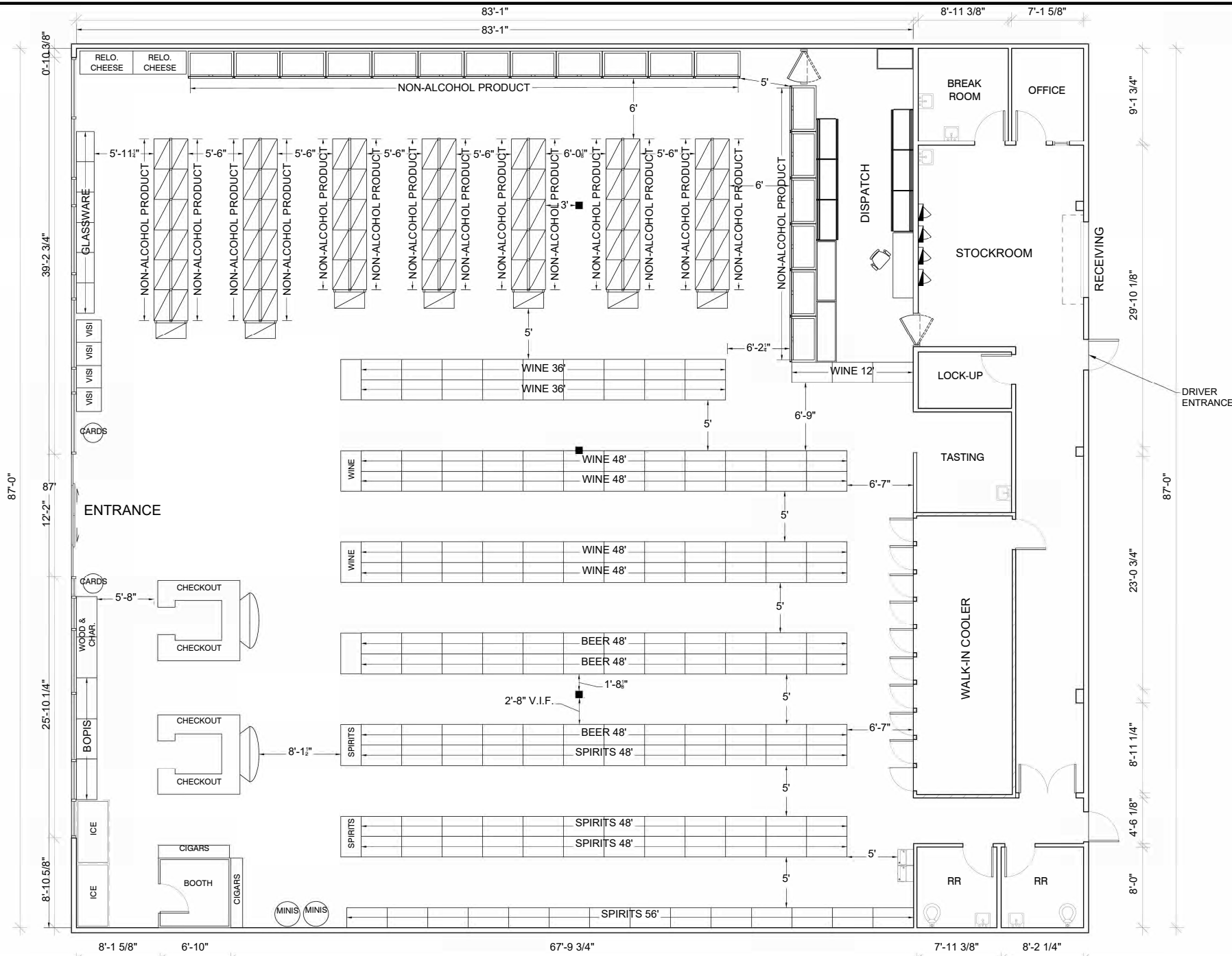
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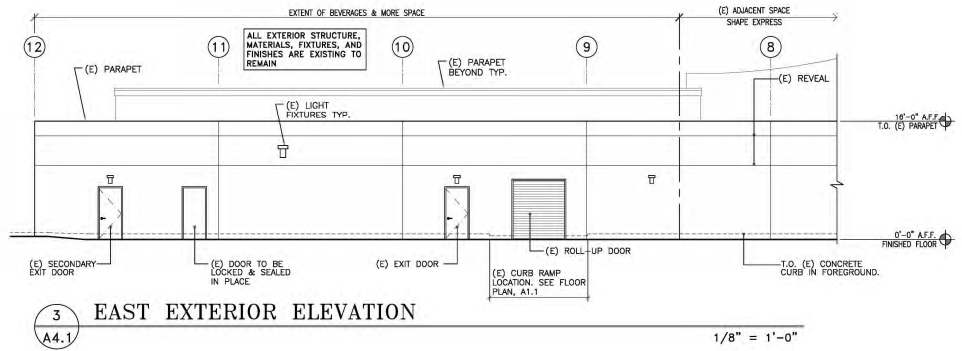
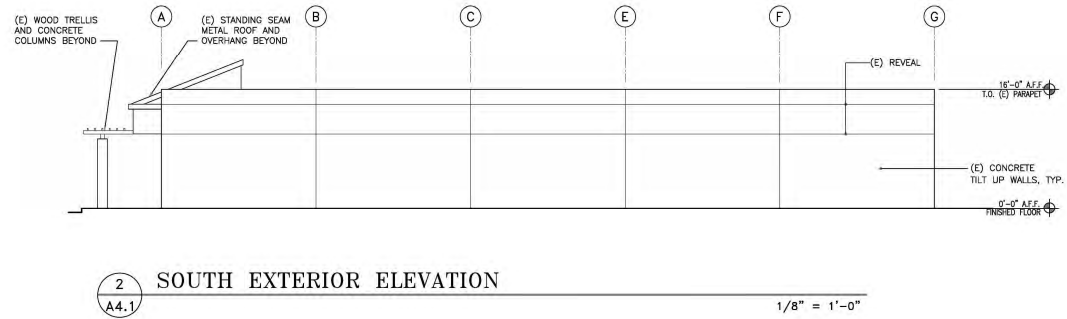
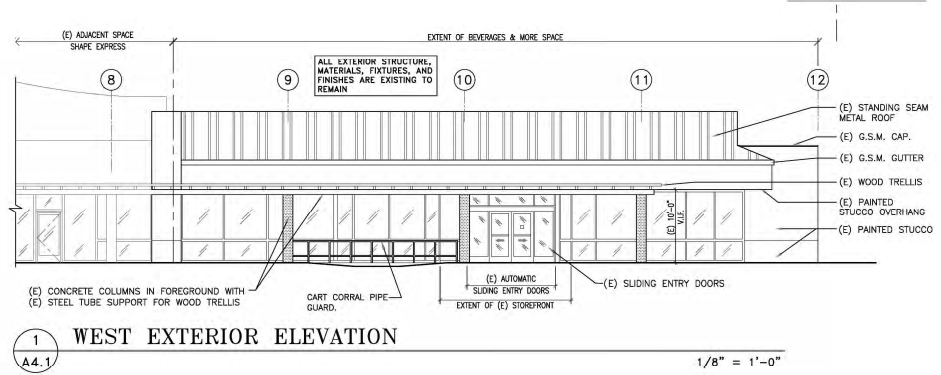
Modified By: goBrands, Inc.

Scale: 1" = 1'-0"

PROPOSED FLOOR PLAN

3 01 4





COMMENTS

REVISIONS		
NO.	DATE	DESCRIPTION

Originally Drawn By: Hayashida Architects

Modified By: goBrands, Inc.

Scale: 1/8" = 1'-0"

EXTERIOR ELEVATIONS

# Capitola Planning Commission

## Agenda Report

**Meeting:** April 7, 2022

**From:** Community Development Department

**Address:** 106 Cliff Avenue



**Permit Number: #21-0404**

**APN: 036-112-17**

Design Permit and Historical Alteration Permit for additions to a historic single-family residence, a new detached single-story accessory structure that includes an accessory dwelling unit (ADU) and garage, and a Variance for the maximum height of the primary structure. The permit includes the demolition of two non-historic accessory structures behind the primary residence. The project is located within the R-1 (Single-Family Residential) zoning district. This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals.

Environmental Determination: Categorical Exemption

Property Owner: Sam Abbey

Representative: Cove Britton, Filed: 09.07.21

### **Applicant Proposal:**

The applicant is proposing to add 673 square-feet to the first- and second-story of the existing single-family residence. The proposal includes the demolition of two non-historic accessory structures. A new detached accessory structure that includes a 457 square-foot garage and a 698 square-foot detached accessory dwelling unit (ADU) is proposed behind the primary structure. The ADU is subject to limited standards. The project is located at 106 Cliff Avenue within the R-1 (Single-Family Residential) zoning district. The application requires a variance to exceed the maximum allowed height.

### **Background:**

On December 14, 2021, architectural historian Seth Bergstein provided a preliminary design review letter evaluating the proposed remodel and new accessory structure.

On February 9, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Kailash Mozumder: stated that the utilities will need to be placed underground and likely cross underneath Cliff Avenue. Mr. Mozumder stated this will need to be done to City standards.

Building Official, Robin Woodman: Noted that the proposed fireplace will likely need to be braced to the roof due to height.

Assistant Planner, Sean Sesanto: made comments regarding maximum allowable floor area ratio, concern that a portion of the attic was not calculated in the floor area ratio and the and the required garage and ADU elevations would need to be reincluded and drawn to scale. Planner

Sesanto discussed the architectural historian comments and requested updating the plans to identify where new materials are proposed and where historic materials will be preserved. Mr. Sesanto stated a variance would be required to exceed the maximum height limit for the second-story additions and new chimney.

Following the Development and Design Review meeting, the applicant resubmitted plans and variance application on March 11, 2022, which included revised elevation details on existing and proposed materials preservation and differentiation details to the elevations. The updated plans provided a detailed section of the attic area which show lowering of the ceiling height so the area will not be calculated toward floor area.

#### Development Standards:

The following table outlines the general zoning code requirements for development in the R-1 Zoning District relative to the floor area and parking standards of the lot. Specific development standards for each structure are included as attachments. The application requires a variance for the maximum height limit of the primary residential structure and the proposed chimney.

<b>Development Standards</b>			
<b>Floor Area Ratio (FAR)</b>			
	<b>Existing</b>		<b>Proposed</b>
<b>Lot size</b>	7,095 sq. ft.		7,095 sq. ft.
<b>Maximum Floor Area Ratio</b>	48% (Max 3,406 sq. ft.)		48% (Max 3,406 sq. ft.)
First Story Floor Area	1,132 sq. ft.		1,450 sq. ft.
Second Story Floor Area	816 sq. ft.		1,241 sq. ft.
Third Story Floor Area	321 sq. ft.		251 sq. ft.
Detached Garage	325 sq. ft.		457 sq. ft.
<b>Total FAR</b>	36.6% (2,594 sq. ft.)		47.9% (3,399 sq. ft.)
<b>Parking</b>			
Residential (from 2,601 – 4,000 sq. ft.)	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>
	4 spaces total	3 spaces total	4 spaces total
	1 covered 3 uncovered	1 covered 2 uncovered	2 covered 2 uncovered
<b>Underground Utilities: Required with 25% increase in area</b>			Yes

#### **Discussion:**

The existing residence at 106 Cliff Avenue is a historic, three-story single-family home with a detached garage. The property is a large, gently up sloping lot located within the Depot Hill neighborhood. The property is situated along the bluff overlooking the Capitola Village. The home is listed on the 1986 Capitola Architectural Survey and the 2004 Depot Hill Feasibility Study. Early records show original construction of the residence to be 1904.

#### Floor Area Ratio

The three-story single-family home includes a unique third level with varying ceiling heights. The layout of the third story includes a large room with normal ceiling heights at the top of the stairs, a central attic space within the pitched roof with varying heights, and the turret space. Pursuant to 17.48.040(5)(a), floor area is calculated for all upper-floor area greater than four feet in height, measured between the bottom of the upper floor and the top of the ceiling. The



existing large room and turret space are included in the floor area ratio calculation, as they both well exceed four feet in height. Based on existing heights, the third-story contributes 325 square feet towards the floor area calculation. To gain usable floor area in other parts of the home, the applicant is proposing to drop the ceiling height in the turret space and central space to less than four feet, so the attic space is not calculated as floor area in the proposal. Photos of the existing third-story spaces are included as Attachment 7. The architect included cross-sections demonstrating the proposed interior heights.

#### Design Permit

The applicant is proposing to construct 673 square feet of first- and second-story additions to the primary home. The proposal includes the demolition of a non-historic detached garage and shed. A new single-story accessory structure that is a combined 457 square foot garage and 698 square foot ADU. The proposed garage shares a common wall with the ADU but serves the primary residence.

Pursuant to 17.74.030(D), when a proposed detached accessory dwelling unit is dependent on the construction of a new building or a new portion of a building which is not a part of the accessory dwelling unit, the applicant may request the ADU be reviewed and acted on together with the separate construction as part of a single application or request that the ADU be reviewed independently after Planning Commission review of the proposed design permit and variance. The current application includes the review of the ADU and the additions to the main home as one application.

The accessory structure will utilize board and batten siding and a varied hipped and gabled roof pattern. The applicant is requesting an exception to the detached garage to allow it to create continuity between the shared garage and ADU roofline. Single-story detached accessory dwelling units have a maximum height of 16 feet, whereas other accessory structures have a maximum allowed height of 15 feet. Pursuant to Capitola Municipal Code (CMC) §17.52.020(B)(2), the Planning Commission may approve an exception to allow additional height of an accessory structure if necessary to match the architectural style of the existing primary structure. The applicant is requesting a height exception for the garage to match the height of the proposed accessory dwelling unit, which has a common roofline.

The remodel of the primary structure has new massing focused on the rear and north side elevations. The new second-story addition closest to the street is incorporated into the existing roofline with a lower gable roof. The rearward first- and second-story additions are connected by a new cross-gable roof. The upper-additions predominantly utilize shingle siding and composition roofing. The first-story addition is largely obscured from the public view by existing massing and utilizes horizontal board siding. Rear additions include a new second-story deck and spiral staircase with wooden railings to match the front elevation. Alterations to the existing front elevation include converting the enclosed front room into a covered porch similar to the original porch seen in the historical evaluation. New windows are proposed on the first- and second-stories along the front elevation as well as a new second-story deck railing. The applicant is also proposing to construct a new brick chimney located behind the turret.

#### Accessory Dwelling Unit

The application includes a new detached accessory dwelling unit. The unit must comply with the requirements for "Units subject to limited standards" in CMC §17.74.050(B), which require the unit to be less than 16 feet in height, less than 800 square feet of floor area, and to have at least four-foot side and rear yard setbacks. The proposed accessory dwelling unit is 15-foot,



10-inches in height, has a floor area of 457 square feet, and is situated behind the primary structure and five feet from the rear and side property lines.

#### Historic Alteration Permit

The proposed project would alter all elevations of the existing primary structure including additions located on the rear and side of the structure, therefore the project requires approval of a Historic Alteration Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption.

Architectural Historian Seth Bergstein evaluated the proposed design for compatibility with the *Secretary of the Interior's Standards for Rehabilitation (Standards)*, including the identification of character-defining features and recommendations to limit alterations to those significant elements (attachment 5). Character defining features include:

- Complex roof massing with west-elevation hipped roof nested with a gable roof and southwest corner tower.
- Decorative wood detailing, including wide fasciae, cornice returns, cornice boards between the first and second stories and wood window surrounds.
- Second-floor wood-sash windows with decorative, diamond-pattern upper sash.
- Variation of exterior cladding, with horizontal V-groove siding finishing the lower story and patterned wood shingles on the upper story.

During initial designs City staff and architectural historian Seth Bergstein noted the proposed chimney would comply with *Standard 10* as a reversible feature but noted it as a conjectural element that did not contribute to the overall design of the historic style, was highly publicly visible, and would eliminate original second-story windows on south side of the structure. It was recommended that the chimney be removed or redesigned to as to preserve the original windows and reduce its prominence. The applicant subsequently inset the chimney to preserve the windows but did not decrease the height or relocate the chimney to a less visible location. The variance requirement for height is discussed later in this report.

Mr. Bergstein subsequently evaluated the final revised design for compatibility with the *Standards*. Specifically, Mr. Bergstein cited *Standards 1-3, 5-7, 9-10* as most applicable and provided findings of compliance (Attachment 6) and was supportive of the proposed design of the detached garage and ADU, identifying that the existing accessory structures are not character defining and materials on the proposed accessory structure will be sufficiently differentiated from the primary structures' Queen Anne style.

Following the Development and Design Review meeting, Mr. Bergstein reviewed the revised plans and found the project in compliance with the *Standards*, provided the City approval include require the applicant document and submit additional exterior details prior to construction. Conditions #26 and #27 outline the requirement of a preservation plan including the input described within the *Standards* review letter.

#### Non-Conforming Structure

The existing single-family dwelling exceeds the maximum allowable height limit and is located within the required front and side setbacks and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. The applicant

provided a construction cost breakdown demonstrating that the project will not exceed 80 percent of the present fair market value of the structure.

### Variance

The property is located along Cliff Avenue, a highly visible street lined with historic structures. The subject property slopes downwards towards the street with a drop in elevation of approximately two feet from end to end of the structure. The applicant is requesting consideration of a variance to the maximum height limit of the primary structure to allow second-story additions to exceed 27 feet in height and a new chimney to exceed the 29 feet in height. The proposed additions have a maximum total height of 27-feet, 8-inches. The proposed chimney has a maximum height of approximately 41 feet. A short chimney exists near the front ridgeline with narrow metal chimney pipes that extend slightly above the primary gable roof. The proposed chimney and spark arrestor would extend approximately nine feet higher, crested only by the turret's lightning rod and would be visible from all sides of the structure.

The Planning Commission may approve variances consistent with the required findings pursuant to §17.128.060 A-F, as follows.

**A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**

Roof: The unique circumstance applicable to the subject property is that the existing residence is historic and protected within the municipal code and under CEQA. The existing residence is also on a gently sloped lot with a difference of two feet and features a raised ground floor level with steeply pitched rooves which impose difficulties in designing second-story additions that comply with height limitations and blend with the historic design. The variance would allow additions to the home while complying with the Secretary of Interior Standards for historic preservation.

Chimney: The proposed brick chimney meets the same unique circumstance, but is a conjectural feature not found on the original residence and does not enhance any of the goals within local, state, or federal standards for historic preservation.

**B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.**

Roof: Most properties have more design options at their disposal in meeting height standards, including the redesign of existing roof pitches. To substantially preserve and compliment the character-defining roof, the applicant has designed the project to match the existing roof pitch and style.

Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the strict application of the zoning code requirements would not deprive the subject property.

**C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**

Roof: Second-story additions to residences are commonplace within the City. The variance is necessary to preserve the right to expand the residence within all other development standards.

Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the variance is not necessary to preserve a substantial property right. The

project could instead utilize new gas fireplaces and venting that met building code and zoning requirements.

**D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**

Roof and chimney: The variance request will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

**E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**

Height: Of the eight residential properties along the street, 106 Cliff Avenue is one of eight that exceed the 25 foot height limitation.

Chimney: The applicant is proposing a chimney that exceeds 41 feet in height measured from grade. No other structure along Cliff Avenue has a chimney of similar size. The nearby historic structure at 114 Cliff Avenue has a large chimney that measures approximately 30 feet from grade. The grant of a variance to allow the chimney would constitute a special privilege.

**F. The variance will not have adverse impacts on coastal resources.**

Roof and chimney: The variance request will not negatively impact coastal resources.

The Planning Commission has several options in considering the variance:

- Option 1. Grant a variance to height for the second-story additions and the chimney.
- Option 2. Grant a variance to the height for the second-story addition and deny the variance for the chimney.
- Option 3. Deny the variances.

Staff recommends Option 2, to approve the variance for the height of the additions but deny the variance for the chimney.

Trees

The applicant is proposing to remove up to five of the six existing trees as part of the development application. Arborist Nigel Belton evaluated all trees (attachment 3) and provided positive removal recommendations of the specified trees due to health and condition, necessity for construction, or both. Mr. Belton recommended that the sixth tree, a healthy coast redwood, be preserved. Condition #16 requires the applicant to replace the trees at a 2:1 ratio or a lesser ratio that meets the 15 percent minimum canopy coverage requirement for development applications.

**CEQA:**

Section 15332 of the CEQA Guidelines exempts in-fill development projects which meet all conditions within the exemption. The project involves modifications to an existing single-family residence structure and the construction of a new detached garage and accessory dwelling unit subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

**Recommendation:**

Staff recommends the Planning Commission **approve** the project but deny the variance for the proposed chimney and include the recommended conditions and findings.

**Attachments:**

1. Plan Set
2. Applicant Variance Letter
3. Arborist Report
4. Development Standards Tables
5. Preliminary Historic Design Review Letter
6. Secretary of the Interior Standards Review Letter
7. Existing Conditions Photos

**Conditions of Approval:**

1. The project approval consists of construction of a 467 square-foot first- and second-story additions to an existing historic residence, the demolition of two accessory structures, and the construction of a new accessory structure that includes a 718 square-foot accessory dwelling unit and 437 square-foot garage. The approval includes a variance for the second-story additions to exceed the maximum height but does not include the approval of a variance for the primary dwelling chimney. The maximum Floor Area Ratio for the 7,095 square foot property is 47.9% (3,399 square feet). The total FAR of the project is 47.9% with a total of 3,399 square feet, compliant with the maximum FAR within the zone. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 7, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.

7. Prior to issuance of building permit, all Planning fees associated with permit #21-0404 shall be paid in full.
8. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
9. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
10. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
11. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
12. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
13. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
14. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
15. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
16. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for 5 trees to be removed from the property. Replacement trees shall be planted at a 2:1 ratio or so as to meet the minimum lot canopy coverage of 15 percent. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans. Any modifications to the tree plan must be approved by the Community Development Department.
17. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable

municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.

18. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
19. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
20. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
21. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
22. Before obtaining a building permit for an accessory dwelling unit, the property owner shall file with the county recorder a declaration of restrictions containing a reference to the deed under which the property was acquired by the present owner and stating that:
  - a. The accessory dwelling unit may not be used for vacation rentals; and
  - b. The secondary dwelling unit shall not be sold separately from the primary dwelling.
23. Prior to project final, the Planning Department shall verify that third-story ceiling heights in the central and turret sections do not exceed four feet in height.
24. Prior to issuance of building permits, the plans must be revised to provide scaled elevations of the new accessory dwelling unit and garage. The detached accessory dwelling unit and garage may not exceed the allowed height by the Planning Commission. Chimneys and other appurtenances shall not exceed the allowed projections stated in Table 17.48-1.
25. At the final framing inspection, the City building inspector shall verify that the accessory structure does not exceed the allowed heights.
26. Prior to issuance of a building permits, the applicant shall submit a preservation plan to the satisfaction of the Community Development Department. In addition to Condition #27(a), the plan shall include:
  - a. The details of the porch replacement and first-floor windows, including the type/configuration of the windows and the type/style of the wood columns. The information for the porch detail shall be based on the photographic evidence which exists.
  - b. Provide dimensions of the rear addition's existing and proposed wood wall cladding, including the proposed upper-floor shingle pattern and the proposed lower-floor wood siding exposure width to ensure it differentiates from the historic house.

27. Secretary of the Interior's Standards and Guidelines for preservation, rehabilitation, restoration, or reconstruction shall be followed.
- a. Prior to the remodel of the historic residence, the applicant shall catalog all existing details of the structure. Once the existing structure is ready to be remodeled, the applicant is required to have an inspection by the City Planner and Building Inspector to ensure all existing materials are documented in accordance with the preservation plan. Existing materials must be stored in a weatherproof area.
  - b. Any removal of existing building materials or features on historic buildings shall be approved by the Community Development Department prior to removal.
  - c. The applicant and/or contractor shall field verify all existing conditions on historic buildings and match replacement elements and materials according to the approved plans. Any discrepancies found between approved plans, replacement features and existing elements must be reported to the Community Development Department for further direction, prior to construction.

### Design Permit Findings

- A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the proposed additions to an existing residence, a replacement garage, and new accessory dwelling unit. With the granting of a variance to the maximum height of the roof on the primary residence, the project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

- B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for additions to an existing residence, a replacement garage, and new accessory dwelling unit. With a granting of a variance to the maximum height of the roof on the primary residence, the project complies with all applicable provisions of the zoning code and municipal code.

- C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15332 of the CEQA Guidelines exempts in-fill development projects which comply the described conditions. This project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit within the R-1 (Single-Family Residential) zoning district. The project meets all applicable general plan policies and zoning regulations; the project site does not have any identified habitat value; the project will not result in any significant effects relating to traffic, noise, air quality, or water quality; and the site is and can be adequately served by all required utilities and public services.

- D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff and the Planning Commission have all reviewed the reviewed the application. The proposed additions, replacement garage, and new

accessory dwelling unit will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.

**E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff and the Planning Commission have reviewed the application. With the granting of a variance to the maximum height of the roof on the primary residence, the proposed complies with all applicable design review criteria in Section 17.120.070.

**F. The proposed project maintains the character, scale, and development pattern of the neighborhood.**

Community Development Staff and the Planning Commission have all reviewed the application. The design of the remodeled historic residence and new accessory dwelling unit and garage will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood.

**Variance Findings**

**G. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**

Roof: The unique circumstance applicable to the subject property is that the existing residence is historic and protected within the municipal code and under CEQA. The existing residence is also on a gently sloped lot with a difference of two feet and features a raised ground floor level with steeply pitched rooves which impose difficulties in designing second-story additions that comply with height limitations and blend with the historic design. The variance would allow additions to the home while complying with the Secretary of Interior Standards for historic preservation.

Chimney: The proposed brick chimney meets the same unique circumstance, but is a conjectural feature not found on the original residence and does not enhance any of the goals within local, state, or federal standards for historic preservation.

**H. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.**

Roof: Most properties have more design options at their disposal in meeting height standards, including the redesign of existing roof pitches. To substantially preserve and compliment the character-defining roof, the applicant has designed the project to match the existing roof pitch and style.

Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the strict application of the zoning code requirements would not deprive the subject property.

**I. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**

Roof: Second-story additions to residences are commonplace within the City. The variance is necessary to preserve the right to expand the residence within all other development standards.

Chimney: The structure has an existing chimney and vent near the central ridgeline; therefore, the variance is not necessary to preserve a substantial property right. The



project could instead utilize new gas fireplaces and venting that met building code and zoning requirements.

- J. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**

Roof and chimney: The variance request will not negatively impact the public, properties, or improvements in the vicinity or in the same zone as the subject property.

- K. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**

Height: Of the eight residential properties along the street, 106 Cliff Avenue is one of eight that exceed the 25 foot height limitation.

Chimney: The applicant is proposing a chimney that exceeds 41 feet in height measured from grade. No other structure along Cliff Avenue has a chimney of similar size. The nearby historic structure at 114 Cliff Avenue has a large chimney that measures approximately 30 feet from grade. The grant of a variance to allow the chimney would constitute a special privilege.

- L. The variance will not have adverse impacts on coastal resources.**

Roof and chimney: The variance request will not negatively impact coastal resources.

#### Historic Alteration Findings

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**

Community Development Staff and the Planning Commission have reviewed the proposed remodel of the historic structure and determined the majority of additions are located such that they limit publicly visible alterations that would impact the historic character and the structure will retain the character-defining features identified by the architectural historian.

- B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that distinctive design will be preserved by preserving the distinctive wood shingle siding, wood-sash windows, and complex roof massing.

- C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.**

Community Development Staff and the Planning Commission have reviewed the proposed additions to the structure and determined that they are focused to the rear of the structure. Work to the most publicly visible east and south elevations is focused on restoration of the original design and removal of conjectural windows.

- D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that historic features will be preserved, reused, and repaired to the extent possible. The applicant is proposing to replace existing siding only as necessary due to deterioration or approved additions. Original siding and windows removed due to additions will be reused on the structure where possible. Replacements shall be done to match.

**E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.**

Community Development Staff and the Planning Commission have reviewed the proposed involves additions to an existing residence, a replacement garage, and new accessory dwelling unit and determined it will not impact archeological resources.

**Coastal Findings**

**A. The project is consistent with the LCP land use plan, and the LCP implementation program.**

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

**B. The project maintains or enhances public views.**

The proposed project is located on private property at 106 Cliff Avenue. The project will not negatively impact public landmarks and/or public views.

**C. The project maintains or enhances vegetation, natural habitats and natural resources.**

The proposed project is located at 106 Cliff Avenue. The residence is not located in an area with coastal access. The residence will maintain or enhance vegetation consistent with the allowed use and will not have an effect on natural habitats or natural resources.

**D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**

The project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit, which will not negatively impact low-cost public recreational access.

**E. The project maintains or enhances opportunities for visitors.**

The project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit, which will not negatively impact visitor serving opportunities.

**F. The project maintains or enhances coastal resources.**

The project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit, which will not negatively impact coastal resources.

**G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**

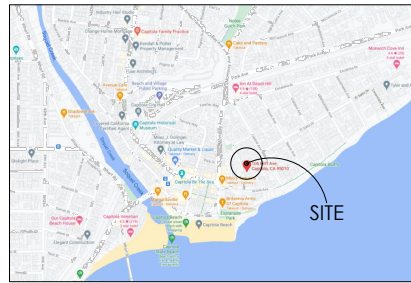
The proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

**H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).**

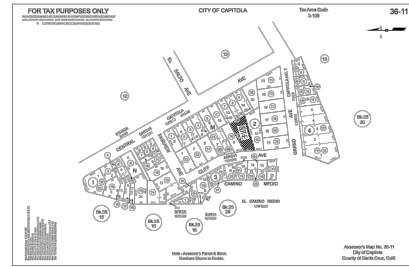
The project involves additions to an existing residence, a replacement garage, and new accessory dwelling unit, on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

# ABBEEY RESIDENCE

REMODEL/ ADDITION & ADU  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010  
 APN: 036-112-17



VICINITY MAP



PARCEL MAP



1. THESE PLANS SHALL COMPLY WITH 2019 CALIFORNIA BUILDING CODE AND 2019 CALIFORNIA FIRE CODE AND DISTRICT AMENDMENTS.
2. OCCUPANCY R-3 & U, TYPE V-B, NOT SPRINKLED. APPROVED AUTOMATIC SYSTEM COMPLYING WITH THE EDITION OF NFPA 13D CURRENTLY ADOPTED IN CHAPTER 35 OF THE CALIFORNIA BUILDING CODE.
3. ADDRESS NUMBERS SHALL BE POSTED AND MAINTAINED AS SHOWN ON THE SITE PLAN. NUMBERS SHALL BE A MINIMUM OF 4 INCHES IN HEIGHT AND OF A COLOR CONTRASTING TO THEIR BACKGROUND.
4. ROOF COVERING SHALL BE NO LESS THAN CLASS "B" RATED.
5. ALL CHIMNEYS SHALL BE APPROVED WITH AN APPROVED SPARK ARRESTOR ON THE TOP OF THE CHIMNEY. WIRE MESH NOT TO EXCEED 1/2" IS ACCEPTABLE.
6. THE JOB COPIES OF THE BUILDING PLANS AND PERMITS MUST REMAIN ON-SITE DURING INSPECTIONS.
7. PUBLIC FIRE HYDRANT REQUIRED WITHIN 400 FT. OF ANY PORTION OF THE BUILDING WITH A MINIMUM 1500 GALLON FIRE FLOW. AVAILABLE FIRE HYDRANT APPROXIMATELY 400' FROM BUILDING.

## FIRE PROTECTION NOTES

- ARCHITECTS: MATSON BRITTON ARCHITECTS  
 728 N. BRANCIFFORTE  
 SANTA CRUZ, CA 95062  
 PHONE: 831-425-0544
- CIVIL ENGINEERING: R.I. ENGINEERING, INC.  
 303 POTRERO STREET, STE. 42-202  
 SANTA CRUZ, CA 95060  
 PHONE: 831-425-3901
- SURVEYING: HANNAGAN LAND SURVEYING, INC.  
 305-C SOQUEL AVE.  
 SANTA CRUZ, CA 95062  
 PHONE: 831-469-3428
- GEOTECHNICAL ENGINEER: PACIFIC CREST ENGINEERING, INC.  
 444 AIRPORT BLVD., SUITE 106  
 WATSONVILLE, CA 95076  
 PHONE: 831-722-9446

## CONSULTANTS

OWNER: SAM ABBEY  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010

A. P. N.: 036-112-17

ZONING:

OCCUPANCY GROUP:

CONSTRUCTION TYPE: V-B (NOT SPRINKLERED)

PROJECT DESCRIPTION:  
 REMODEL / ADDITION OF AN EXISTING SINGLE FAMILY DWELLING RESULTING IN A 4 BEDROOMS, 3.5 BATHS. ALSO PROPOSED IS A 674 SQFT ADU WITH AN ATTACHED 473 SQFT. GARAGE.

## PROJECT INFORMATION

ARCHITECTURAL DRAWINGS	CIVIL DRAWINGS
P1 TITLE SHEET	C-1 GRADING & DRAINAGE PLAN
P2 SITE PLAN	C-2 DETAILS
P3 EXISTING FLOOR PLANS	C-3 STORMWATER POLLUTION CONTROL PLAN
P4 EXISTING ATTIC FLOOR PLAN & ROOF PLAN	
P5 PROPOSED FIRST FLOOR PLAN	SURVEY PLAN
P6 PROPOSED SECOND FLOOR PLAN	SU-1 SURVEY
P7 PROPOSED ATTIC FLOOR PLAN, ROOF PLAN, & SECTIONS	
P8 PROPOSED ADU FLOOR PLAN	
P9 EXISTING ELEVATIONS	
P10 PROPOSED ELEVATIONS	
P11 PROPOSED ELEVATIONS	
P12 PROPOSED ADU ELEVATIONS	

## SHEET INDEX

TOTAL LOT SIZE:	7,095 SQFT.
EXISTING LOT COVERAGE	
EXISTING FIRST FLOOR:	1,132 SQFT.
EXISTING GARAGE:	326 SQFT.
EXISTING SHED:	242 SQFT.
TOTAL SQFT.:	1,700 SQFT.
TOTAL LOT COVERAGE	
1,700 SQFT. / 7,095 SQFT. =	24%
PROPOSED LOT COVERAGE	
EXISTING FIRST FLOOR:	1,132 SQFT.
NEW FIRST FLOOR:	452 SQFT.
NEW GARAGE:	1,921 SQFT.
TOTAL SQFT.:	
TOTAL LOT COVERAGE	
1,921 SQFT. / 7,095 SQFT. =	27%
EXISTING RESIDENCE F.A.R.:	
EXISTING FIRST FLOOR CONDITIONED AREA:	1,132 SQFT.
EXISTING SECOND FLOOR CONDITIONED AREA:	792 SQFT.
EXISTING ATTIC:	263 SQFT.
TOTAL SQFT. :	2,187 SQFT.
EXISTING F.A.R.:	
2,187 SQFT. / 7,095 SQFT. =	30.8%
PROPOSED RESIDENCE F.A.R.:	
EXISTING FIRST FLOOR CONDITIONED AREA:	1,132 SQFT.
NEW FIRST FLOOR CONDITIONED AREA:	337 SQFT.
EXISTING SECOND FLOOR CONDITIONED AREA:	792 SQFT.
NEW SECOND FLOOR CONDITIONED AREA:	379 SQFT.
EXISTING ATTIC:	263 SQFT.
NEW GARAGE:	492 SQFT.
TOTAL SQFT. :	3,355 SQFT.
PROPOSED F.A.R.:	
3,355 SQFT. / 7,095 SQFT. =	47.2%
PROPOSED ADU:	671 SQFT.
PROPOSED DECKS:	
FIRST FLOOR DECKS REMODELED (COVERED):	121 SQFT.
FIRST FLOOR DECKS NEW (UNCOVERED):	271 SQFT.
FIRST FLOOR DECKS NEW(COVERED):	180 SQFT.
SECOND FLOOR DECKS REMODELED(UNCOVERED):	219 SQFT.
SECOND FLOOR DECKS NEW(UNCOVERED):	253 SQFT.
PARKING SPACES PROVIDED:	2 COVERED, 2 UNCOVERED

## PROJECT CALCULATIONS

&	AND	H.B.	HOSE BIB
L A	ANGLE	HDR.	HEADER
@	AT	HDWR.	HARDWARE
'	DEGREE	HORIZ.	HORIZONTAL
A.B.	ANCHOR BOLT	HT., H.	HEIGHT
(A)	ABOVE	I.D.	INSIDE DIAMETER
A.C.J.	AMERICAN CONCRETE INSTITUTE	IN.	INCH(ES)
ADJ.	ADJACENT	INSUL.	INSULATION
A.F.F.	ABOVE FINISH FLOOR	INT.	INTERIOR
A.I.S.C.	AMERICAN INSTITUTE OF STEEL CONSTRUCTION	JT.	JOINT
ALT.	ALTERNATE	K.P.	KING POST
ALLUM.	ALUMINUM	L	LENGTH
APPROX.	APPROXIMATELY	LN.	LINEAR
ARCH.	ARCHITECTURAL	MAX.	MAXIMUM
A.S.T.M.	AMERICAN SOCIETY OF TESTING MATERIALS	M.B.	MACHINE BOLT
(B)	BELOW	MEMB.	MEMBRANE
BD.	BOARD	MFR.	MANUFACTURER
BLDG.	BUILDING	MIN.	MINIMUM
BLKG.	BLOCKING	MISC.	MISCELLANEOUS
BM.	BEAM	MTL.	METAL
B.N.	BOUNDARY NAILING	MW.	MICROWAVE
B.O.	BOTTOM OF BOTTOM	N.	NORTH
BOTT.	BOTTLE	(N)	NEW
BTWN.	BETWEEN	N.T.S.	NOT TO SCALE
CAB.	CABINET	O	OVER
C.B.	CEILING BEAM	O.C.	ON CENTER
C.J.	CEILING JOIST	O.D.	OUTSIDE DIAMETER
CLG.	CEILING	O.H.	OPPOSITE HAND
CLEAR	CLEAR	OV.	OVEN
COL.	COLUMN	N.I.C.	NOT IN CONTRACT
CONC.	CONCRETE	PL	PLATE
CONT.	CONTINUOUS	PLYWD.	PLYWOOD
CTR.	CENTER	PKG.	PACKING
CL	CENTERLINE	P.S.F.	POUNDS PER SQUARE FOOT
Db	BAR DIAMETER	P.S.I.	POUNDS PER SQUARE INCH
DBL.	DOUBLE	QTY.	QUANTITY
DEG.	DEGREE	RAD.	RADIUS
DEMO.	DEMOLISH	R.B.	ROOF BEAM
DET., DTL.	DETAIL	RCP.	REFLECTED CEILING PLAN
D.W.	DISHWASHER	RE:	REFERENCE
DWG.	DRAWING	REF.	REFRIGERATOR
DWN.,	DOWN	REINF.	REINFORCED
DN.	DOWN	REQ'D.	REQUIRED
(E)	EXISTING	RM.	ROOM
EA.	EACH	R.O.	ROUGH OPENING
EN.	EDGE NAILING	R.R.	ROOF RAFTER
EL.	ELEVATION	SCHED.	SCHEDULE
ELEV.	ELEVATOR	SF.,	SQ. FT.
ELEV.	ELEVATOR	SHTG.	SHEATHING
ENG.	ENGINEER	SHT.	SHEET
EQ.	EQUAL	SIM.	SIMILAR
EXT.	EXTERIOR	SL.	SLOPED
E.W.	EACH WAY	SPKL.	SPRINKLER
F.B.	FLOOR BEAM	SQ.	SQUARE
F.F.	FINISHED FLOOR	STAGG.	STAGGER
FIN.	FINISHED	STD.	STANDARD
F.J.	FLOOR JOIST	STL.	STEEL
FL.	FLUSH	STR.,	STRUCTURAL
FLR.	FLOOR	STRUCT.	
F.N.	FIELD NAILING	T&B	TOP & BOTTOM
FND.	FOUNDATION	T&G	TONGUE & GROOVE
F.O.	FACE OF	THK.	THICK
FP.	FIREPLACE	T.O.	TOP OF
F.R.	FIRE RATED	T.P.	TOILET PAPER
FT.	FOOT OR FEET	TYP.	TYPICAL
FIG.	FOOTING	U.B.C.	UNIFORM BUILDING CODE
FZR.	FREEZER	VERT.	VERTICAL
GA.	GAUGE	W.	WIDTH
GALV.	GALVANIZED	WD.	WOOD
G.B.	GRADE BEAM	WH.	WATER HEATER
GLB.	GLU-LAM BEAM		
GYP. BD.,	GYP-SUM WALL BOARD		
G.W.B.			

## ABBREVIATIONS



MATSON ARCHITECTS  
 T. A. BRITTON  
 J. A. BRITTON  
 J. A. BRITTON  
 J. A. BRITTON

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REVISIONS  
 1. REVISED 02/14/22  
 2. REVISED 03/10/22

ABBEEY RESIDENCE  
 REMODEL, ADDITION & ADU  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010  
 APN: 036-112-17

TITLE SHEET



D A T E
07 / 30 / 21
D R A W N
LC
C H E C K E D
ABBEY
S H E E T

P1



720 W. FRANCIS STREET  
 SAN VICENTE, CALIF. 91387  
 CA 91387  
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REVISIONS  
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ABBAY RESIDENCE  
 REMODEL, ADDITION & ADU  
 PROJECT NO. 2022-001  
 CARPENA, CA 95020  
 APN: 036-12-17

SITE PLAN



DATE  
 07 / 30 / 21  
 DRAWN  
 LC  
 JOB  
 ABBAY  
 SHEET

P2

**SITE LEGEND**

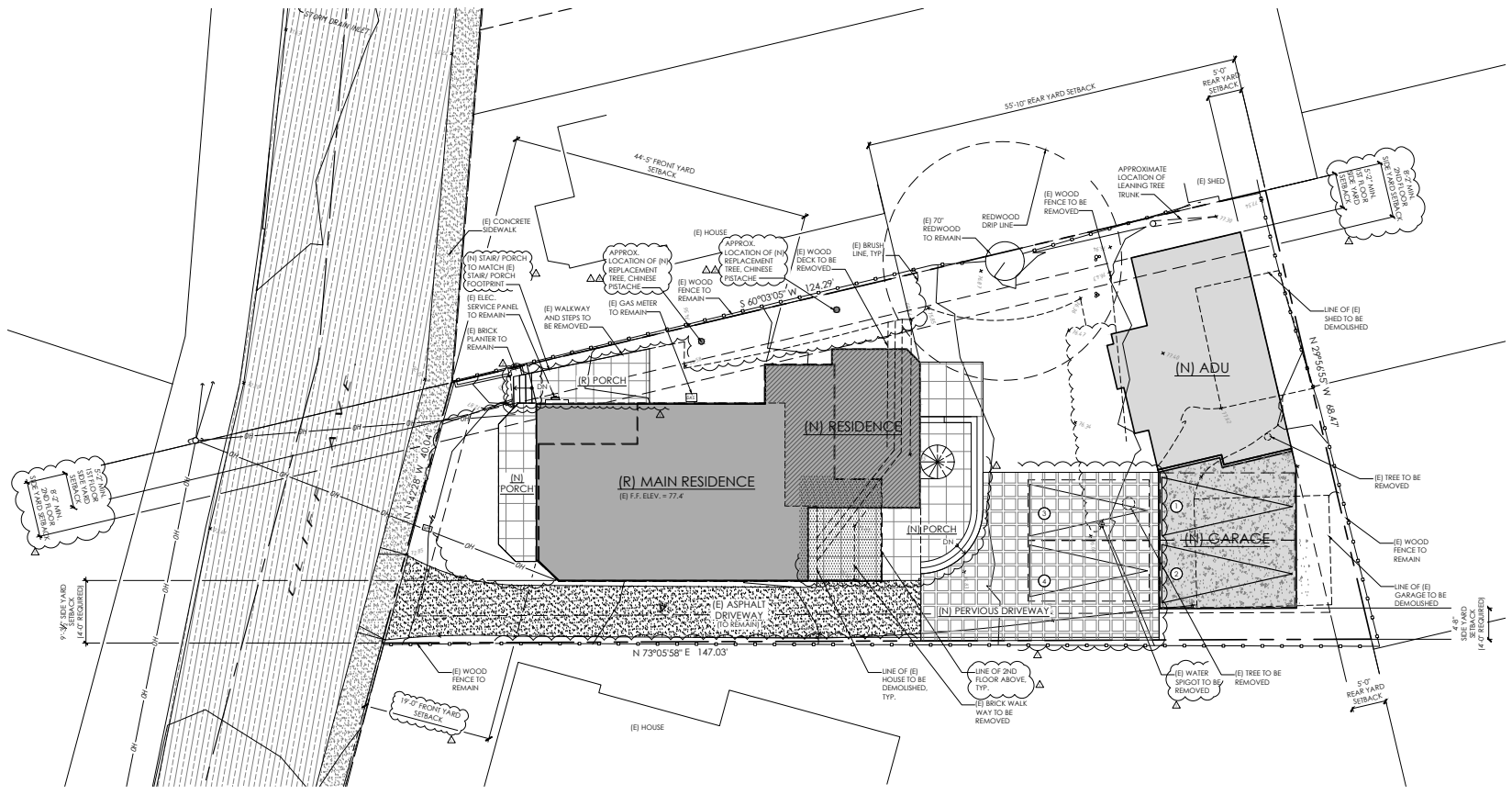
- PROPERTY LINE
- SETBACK LINE
- (R) RESIDENCE: EXISTING RESIDENCE TO BE REMODELED - 1ST FLOOR
- (N) RESIDENCE: NEW RESIDENCE - 1ST FLOOR
- NEW RESIDENCE - 2ND FLOOR
- (N) ADU: PROPOSED ADU
- LINE OF EXISTING WOOD FENCE
- EXISTING TREE, LANDSCAPING, WALLS, RETAINING WALLS, LAWN & CURBED PLANTING AREA
- EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS
- AREA OF NEW PERVIOUS DRIVEWAY PER CIVIL PLAN

**SITE PLAN NOTES**

- PROJECT REQUIRES MINIMAL GRADING.
- UNNECESSARY GRADING AND DISTURBING OF THE SOIL SHALL BE AVOIDED.
- ANY EXCESS MATERIAL SHALL BE DEPOSED OFF SITE OR STOCKPILED IN A MANNER TO AVOID BARRIOP CHED ADJOINING PROPERTIES.
- ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
- NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.

**DRAINAGE NOTES**

- DOWNPOUTS TO GO TO EXISTING DRAINS.
- ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNPOUTS.
- PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.

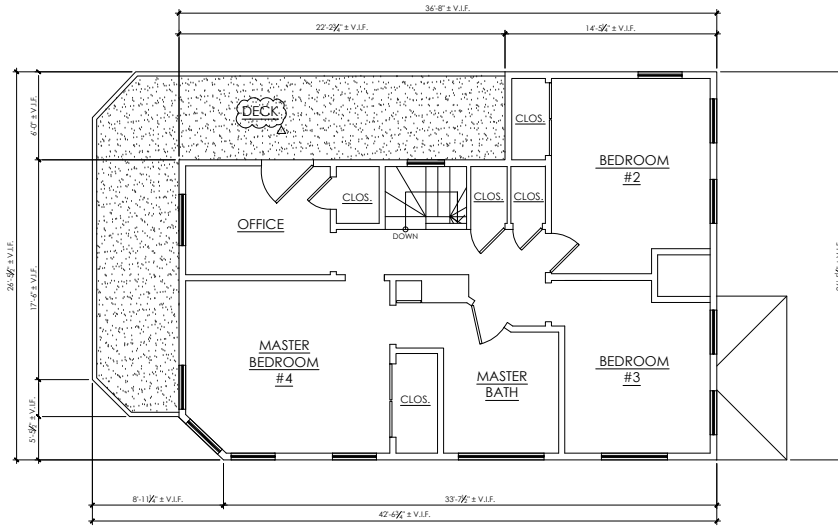


**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

AMBY Cove 08/01/21 11:54 AM

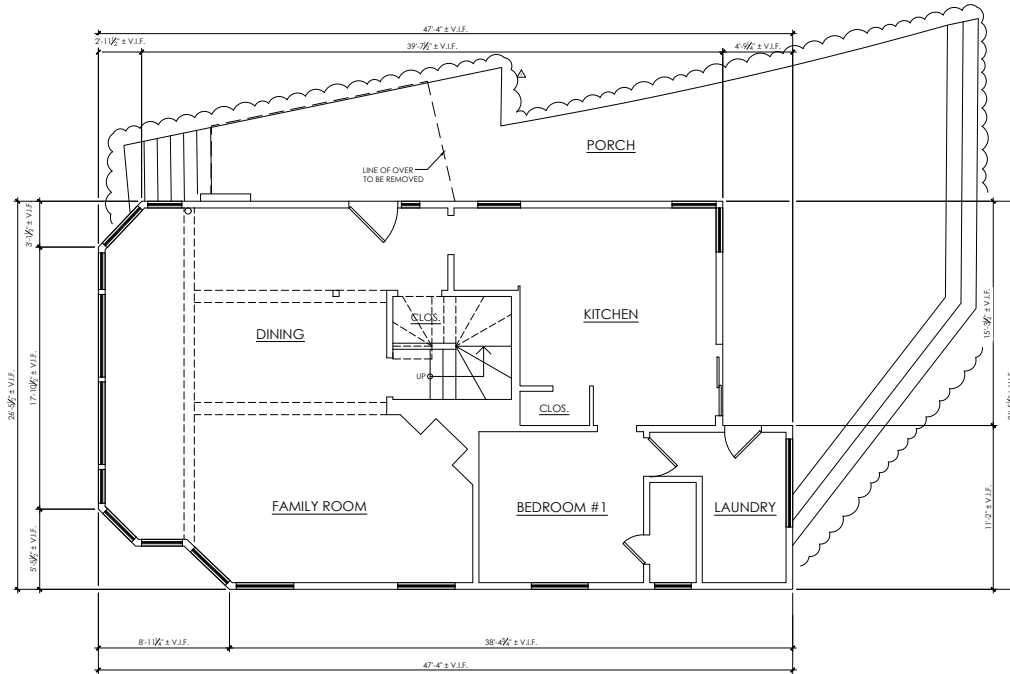
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Matson/mb



EXISTING SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



EXISTING FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FOR A BRAND NEW HOME  
TANIA, ERIN J  
C.A. V. 03.02  
P31-4-25-0344

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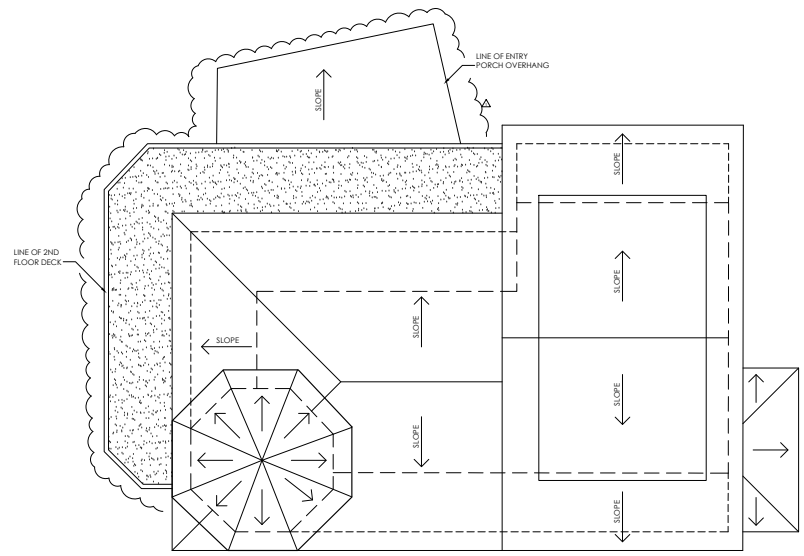
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106 CLIFF AVENUE  
CARTERSVILLE, GA 30130  
APN: 036-112-17

EXISTING FLOOR PLANS



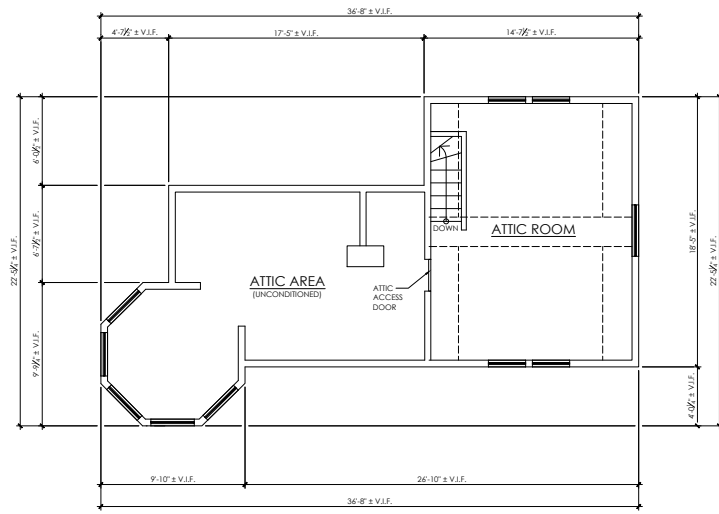
D A T E	07 / 30 / 21
D R A W N	LC
J O B	ABBAY
S H E E T	

P3



EXISTING ROOF PLAN

SCALE: 1/4" = 1'-0"



EXISTING ATTIC FLOOR PLAN

SCALE: 1/4" = 1'-0"



**FLOOR PLAN LEGEND**

	(E) WALL TO REMAIN
	(E) WALL TO BE REMOVED
	(E) WINDOW TO BE REPLACED/ REMAIN, AS NOTED
	(E) WINDOW TO BE REMOVED
	(E) DOOR TO REMAIN
	(E) DOOR TO BE REMOVED



FOR ALL BRANDS/LOGOS  
TANIA CERRE  
C.A. P. 08.02  
P. 01.14.25-05.04

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**REVISIONS**

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CARTERSVILLE, GA 30109  
APN: 0366-12-17

**EXISTING ATTIC FLOOR  
PLANS & ROOF PLAN**



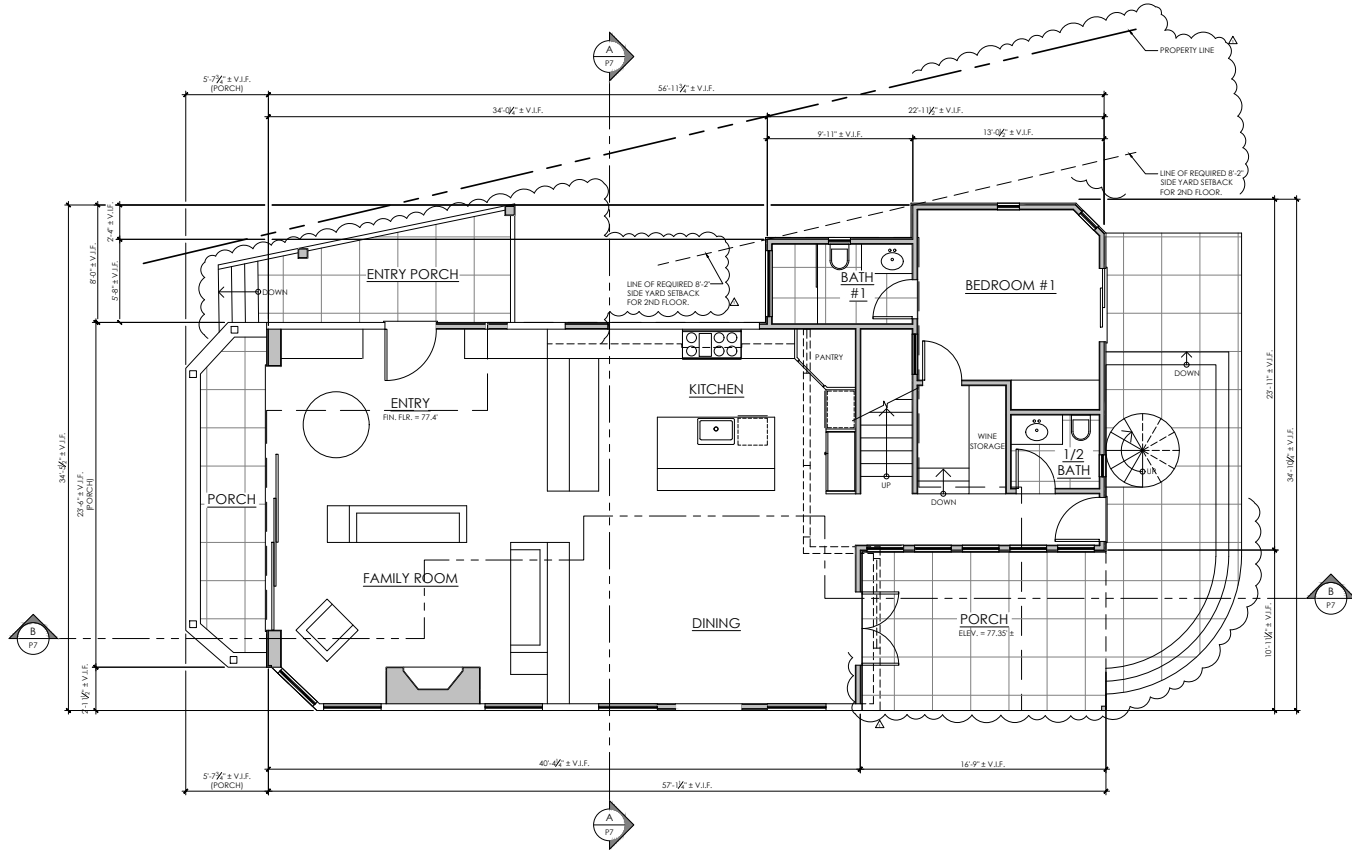
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07 / 30 / 21

**D R A W N**  
LC

**J O B**  
ABBAY

**S H E E T**  
P4

FLOOR PLAN LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



PROPOSED FIRST FLOOR PLAN

SCALE: 1/4" = 1'-0"



FOR A BRAND NEW  
TANIA, 6887  
C.A. 95082  
831-455-0544

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ABBAY RESIDENCE  
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CANTONIA, CA 95010  
APN: 0361-12-17

PROPOSED FIRST  
FLOOR PLAN

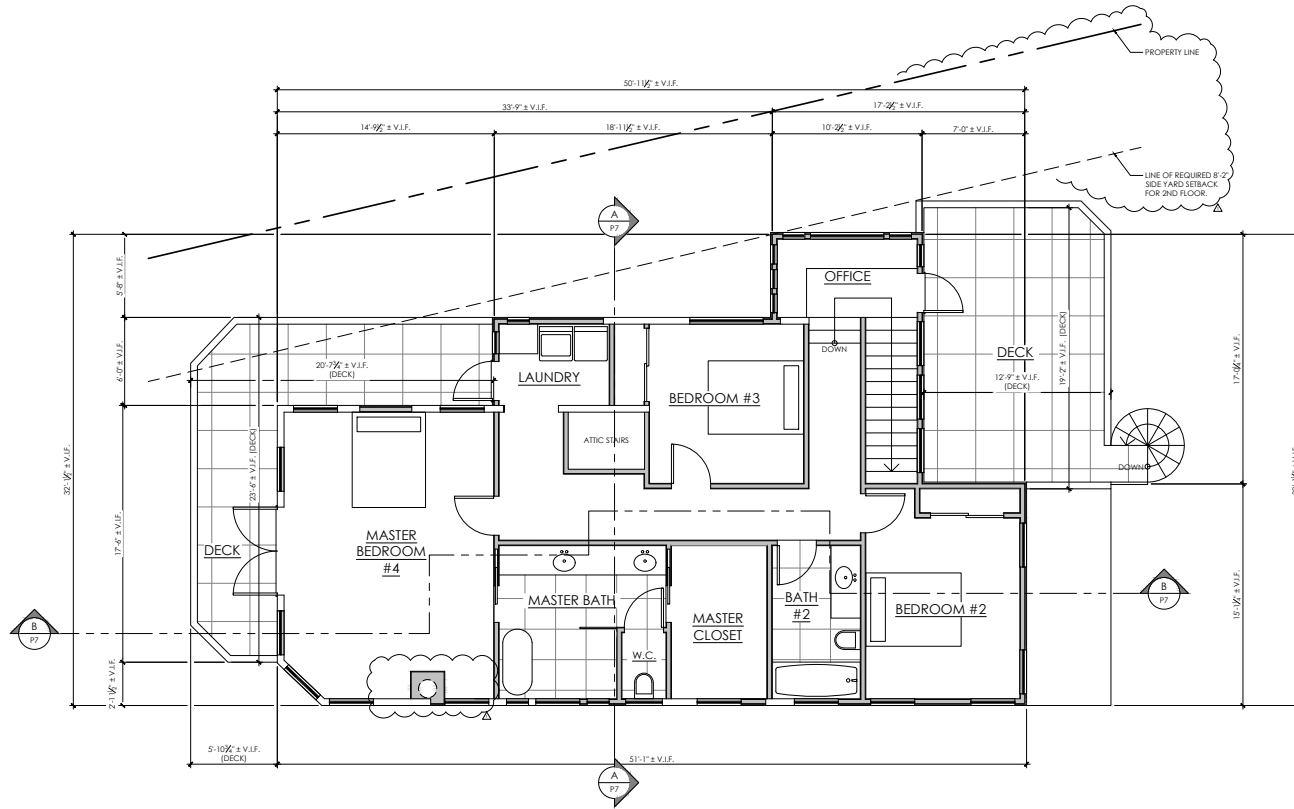


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D R A W N	LC
C H E C K E D	LC
A P P R O V E D	ABBAY
S H E E T	

P5



FLOOR PLAN LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



PROPOSED SECOND FLOOR PLAN

SCALE: 1/4" = 1'-0"



FOR A BRAND NEW  
TANIA, CERRITOS  
C.A. 90602  
P. 310-455-0544

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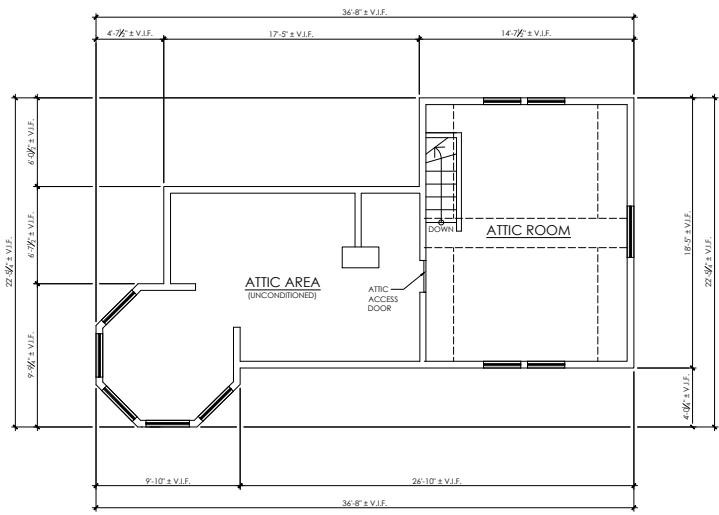
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REMODEL, ADDITION & ADU  
106 CLIFF AVENUE  
CANTONIA, CA 95010  
APN: 036-112-17

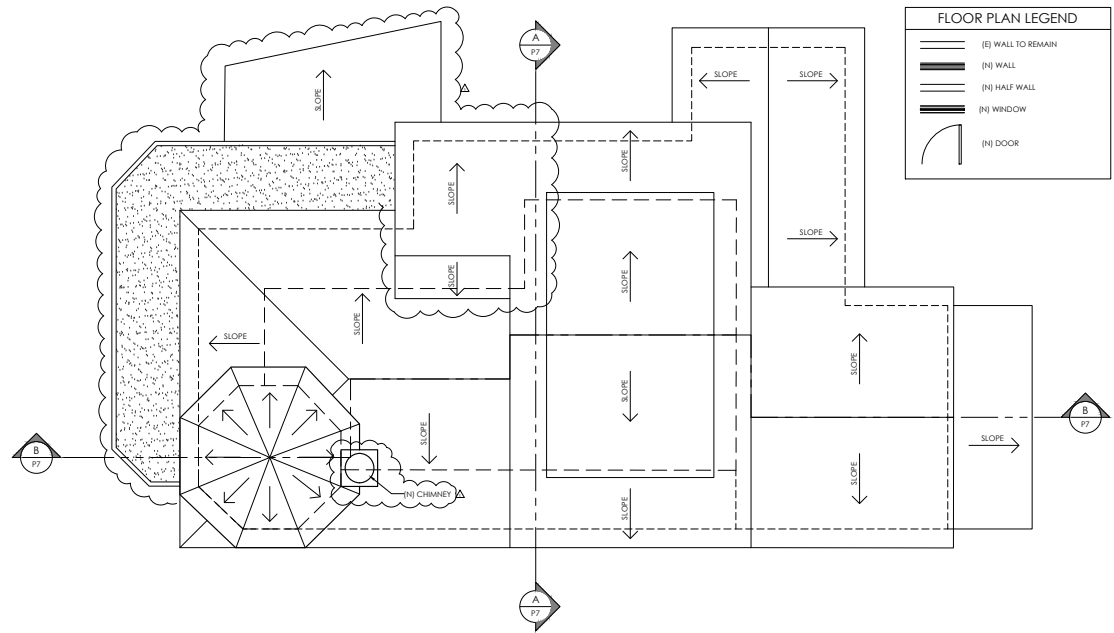
PROPOSED SECOND  
FLOOR PLAN



D A T E	07 / 30 / 21
D R A W N	LC
J O B	ABBEY
S H E E T	P6



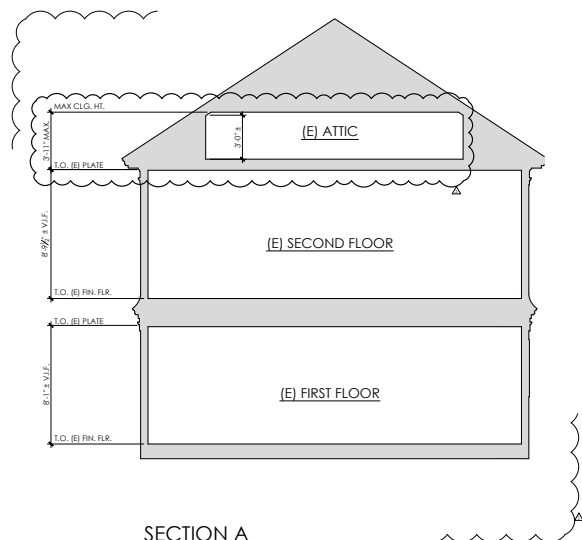
PROPOSED ATTIC FLOOR PLAN



PROPOSED ROOF PLAN

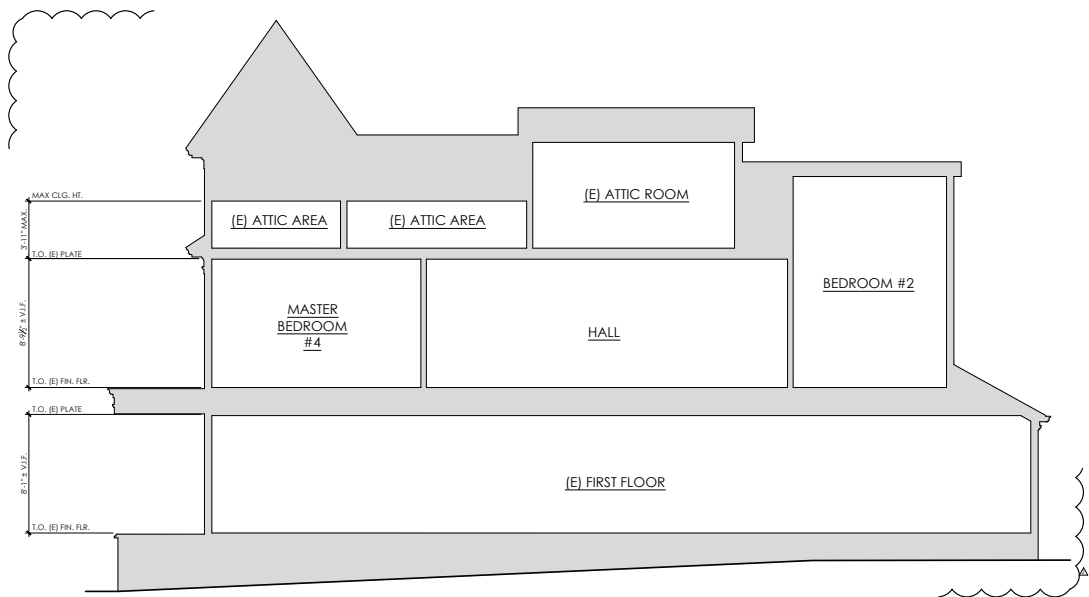
SCALE: 1/4" = 1'-0"

FLOOR PLAN LEGEND	
	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



SECTION A

SCALE: 1/4" = 1'-0"



SECTION B

SCALE: 1/4" = 1'-0"



FOR A BRAND YOU'RE  
TANIA, CHERYL  
C.A. 91382  
EST. 1955-2014

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REV#2 03/10/22

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106 CLIFF AVENUE  
CARTOIA, CA 95010  
APN: 036-112-17

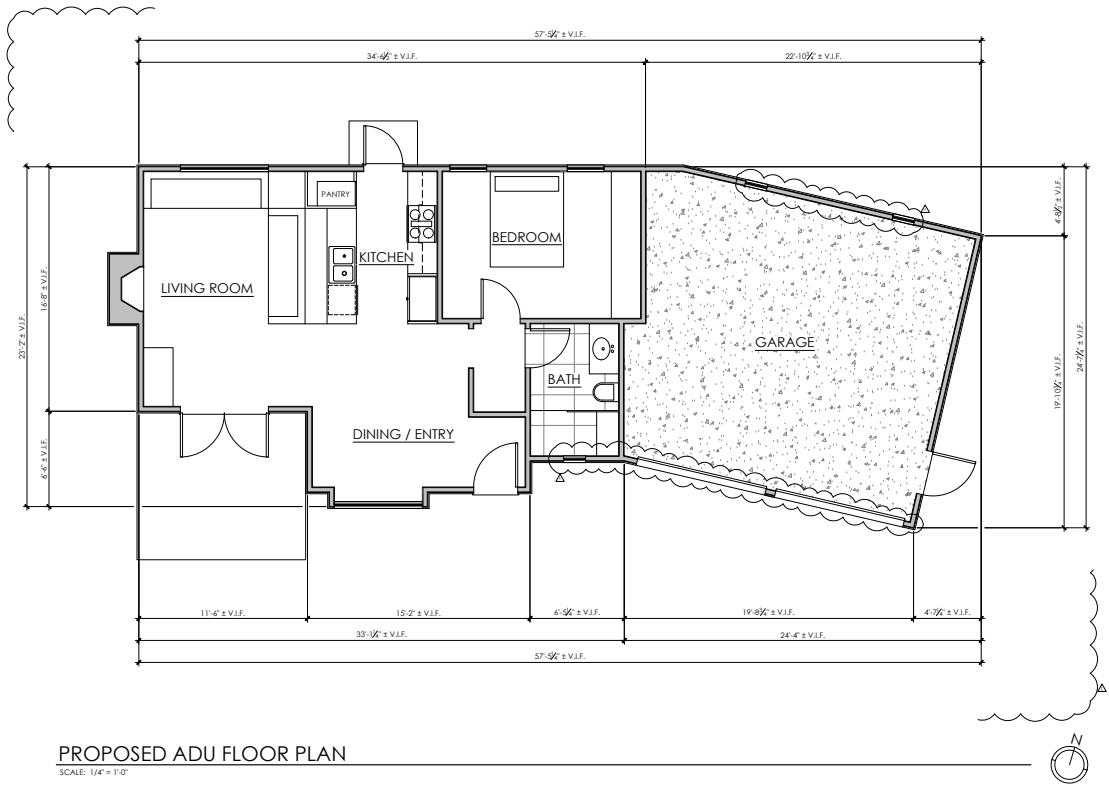
PROPOSED ATTIC FLOOR  
PLAN, ROOF PLAN &  
SECTIONS



D A T E	07 / 30 / 21
D R A W N	LC
J O B	ABBAY
S H E E T	P7

**FLOOR PLAN LEGEND**

	(E) WALL TO REMAIN
	(N) WALL
	(N) HALF WALL
	(N) WINDOW
	(N) DOOR



778 W. BRANDY FOREST  
SANTA CRUZ  
CA 95062  
831-455-0544

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CAMPBELL, CA 95010  
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**PROPOSED ADU FLOOR PLAN**



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07 / 30 / 21

**D R A W N**  
LC

**J O B**  
ABBEY

**S H E E T**

**P8**



FOR A BRAND/TYPE  
TANIA CRUZ  
C.A. 95882  
951-455-0544

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REV#1 02/14/22

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106 CLIFF AVENUE  
CARTOLA, CA 95010  
APN: 036-112-17

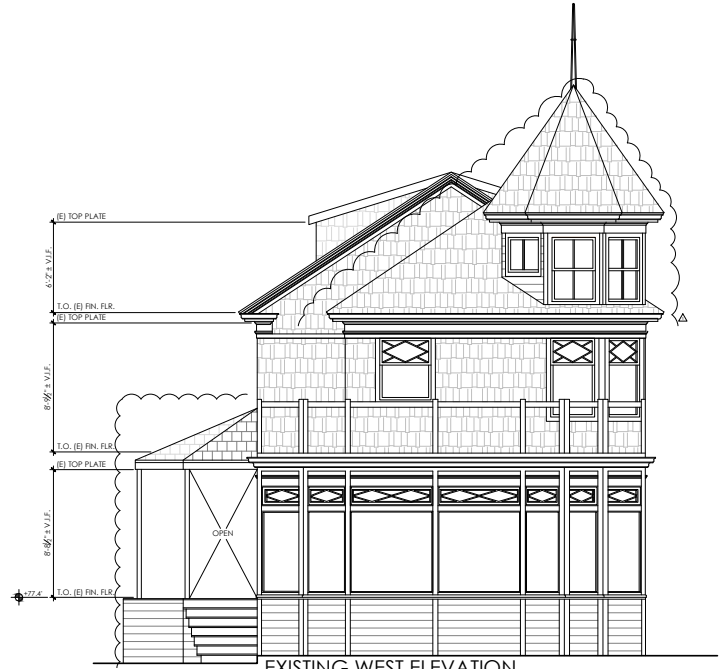
EXISTING ELEVATIONS



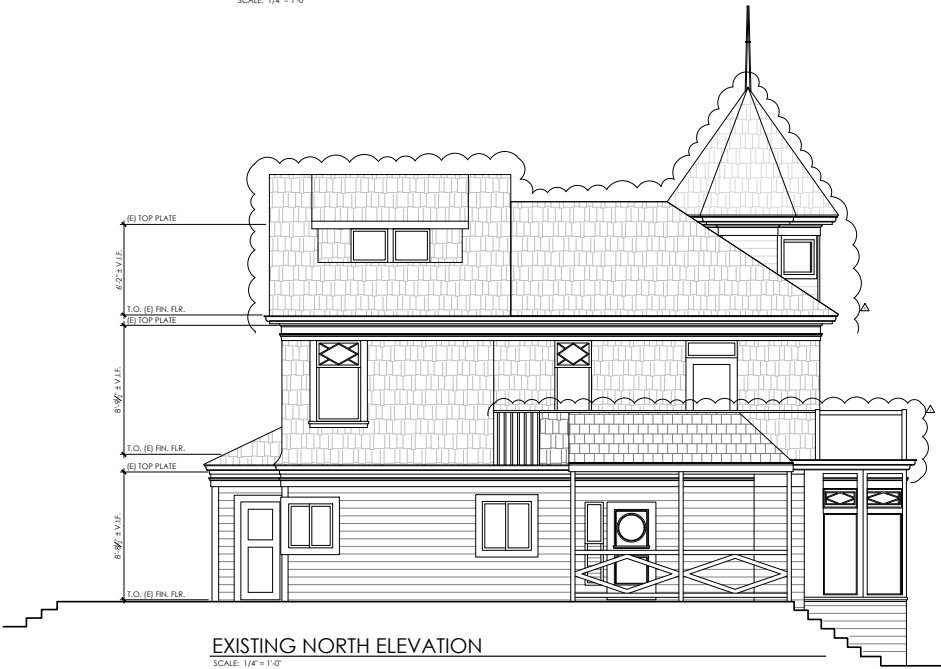
DATE	07/30/21
DRAWN	LC
CHECKED	ABBAY
SHEET	P9



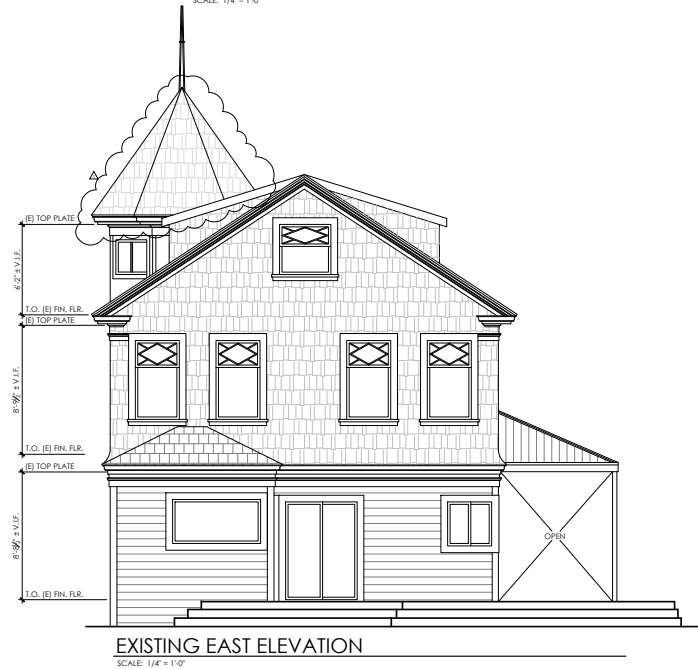
EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



EXISTING NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

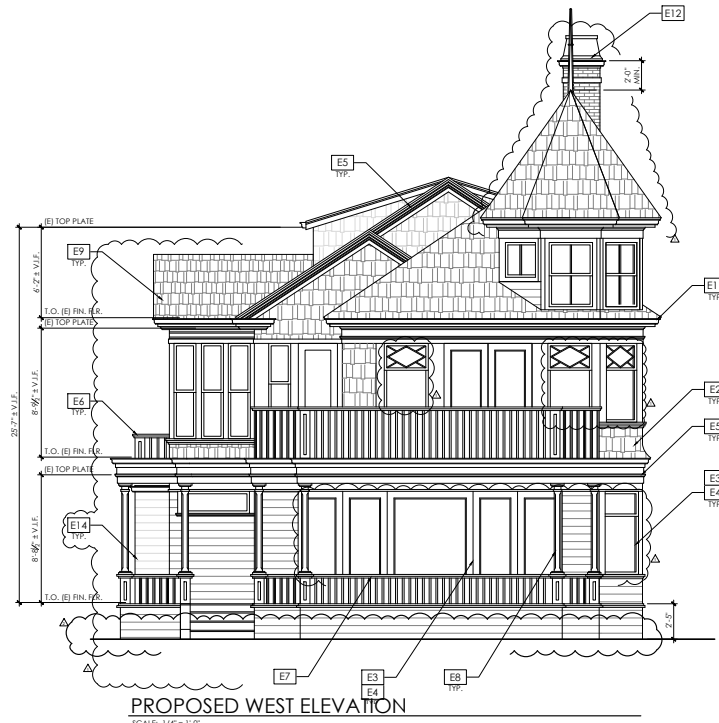


EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

ABBAY Cove #100118.dwg

3/10/2022 4:08 PM

AutoCAD



PROPOSED WEST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- E1 WOOD SIDING - MATCH EXISTING
- E2 SHAKE SIDING - MATCH EXISTING
- E3 WINDOWS/ DOORS - MATCH EXISTING
- E4 WINDOWS/ DOORS TRIM - MATCH EXISTING
- E5 WOOD DETAIL - MATCH EXISTING
- E6 4" TALL WOOD RAILING
- E7 2" TALL WOOD RAILING
- E8 WOOD POSE
- E9 COMPOSITION ROOFING
- E10 NOT USED
- E11 OGEE GUTTER - MATCH EXISTING
- E12 CHIMNEY WITH SPARK ARRESTOR
- E13 MASSING OF SPIRAL STAIR-CASE
- E14 WOOD SIDING - MATCH EXISTING LOOK, (IN SIDING SHALL BE 1" WIDER THAN (E) SIDING)
- E15 SHAKE SIDING - MATCH EXISTING LOOK, (IN SIDING SHALL BE 1" WIDER THAN (E) SIDING)

ELEVATION NOTES

- ALL REPLACEMENT SIDING SHALL EXACTLY MATCH EXISTING SIDING.
- ALL NEW SIDING SHALL MATCH EXISTING SIDING IN APPEARANCE, BUT SHALL BE 1" WIDER THAN EXISTING SIDING.
- WINDOWS AND SIDING THAT ARE REMOVED DUE TO OVERLAPPING ADDITIONS SHOULD BE REUSED WHERE POSSIBLE ON THE ORIGINAL STRUCTURE.



FOR ALL BRANDS/LOGOS  
TANIA GRIFF  
C.A. P. 0002  
E311-855-0344

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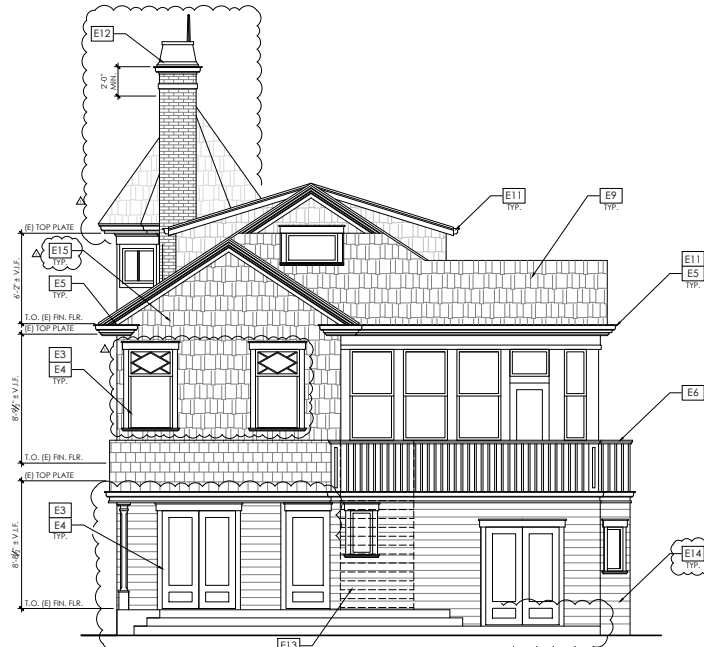
NO.	DATE	DESCRIPTION
1	02/14/22	REVISED
2	03/10/22	REVISED

ABBEY RESIDENCE  
REMODEL, ADDITION & ADU  
106 CLIFF AVENUE  
CANTONIA, CA 95010  
APN: 036-112-17

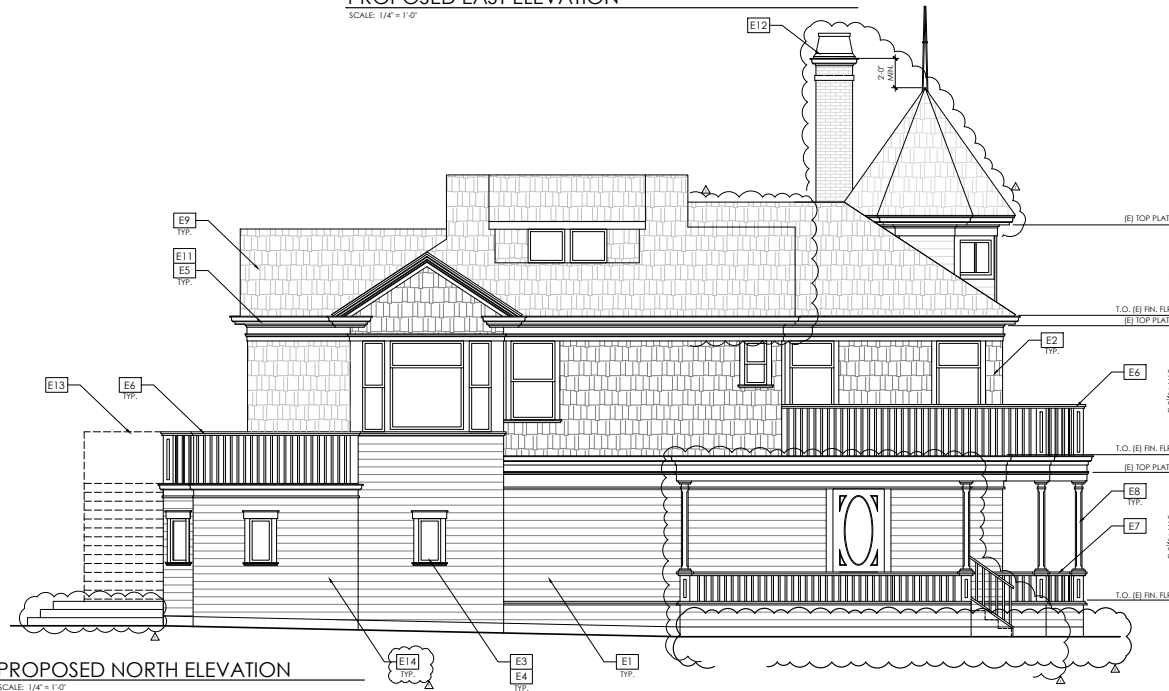
PROPOSED ELEVATIONS



DATE	07 / 30 / 21
DRAWN	LC
BY	ABBEY
SHEET	P10



PROPOSED EAST ELEVATION  
SCALE: 1/4" = 1'-0"



PROPOSED NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

ELEVATION KEYNOTES

- E1 WOOD SIDING - MATCH EXISTING
- E2 SHAKE SIDING - MATCH EXISTING
- E3 WINDOWS/ DOORS - MATCH EXISTING
- E4 WINDOWS/ DOORS TRIM - MATCH EXISTING
- E5 WOOD DETAIL - MATCH EXISTING
- E6 4" TALL WOOD RAILING
- E7 2" TALL WOOD RAILING
- E8 WOOD POSE
- E9 COMPOSITION ROOFING
- E10 NOT USED
- E11 OGEE GUTTER - MATCH EXISTING
- E12 CHIMNEY WITH SPARK ARRESTOR
- E13 MASSING OF SPIRAL STAIRCASE
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- ALL REPLACEMENT SIDING SHALL EXACTLY MATCH EXISTING SIDING.
- ALL NEW SIDING SHALL MATCH EXISTING SIDING IN APPEARANCE, BUT SHALL BE 1" WIDER THAN EXISTING SIDING.
- WINDOWS AND SIDING THAT ARE REMOVED DUE TO OVERLAPPING ADDITIONS SHOULD BE REUSED WHERE POSSIBLE ON THE ORIGINAL STRUCTURE.



FOR ALL MATERIALS VISIT  
TANIA CERRE  
C.A. P. 0302  
E. 311-455-0344

NOTICE

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REVISIONS

NO.	DATE	DESCRIPTION
1	02/14/22	REVISED
2	03/10/22	

ABBEY RESIDENCE  
REMODEL, ADDITION & ADU  
106 CLIFF AVENUE  
CARTERSVILLE, GA 30109  
APN: 036-112-17

PROPOSED ELEVATIONS



DATE	07 / 30 / 21
DRAWN	LC
JOBBY	ABBEY
SHEET	P11



725 N. MARSH STREET  
SANTA CRUZ  
CA 95062  
831.285.0344

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REVISIONS

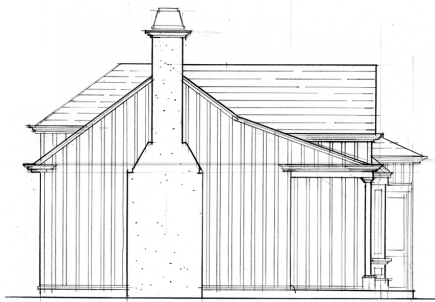
ABBEY RESIDENCE  
REMODEL, ADDITION & ADU  
106 CLIFF AVENUE  
CAPITOLA, CA 95010  
APN: 034-112-17

ADU ELEVATIONS



DATE	07/30/21
DRAWN	
JOBB	
ABBEY	
SHEET	

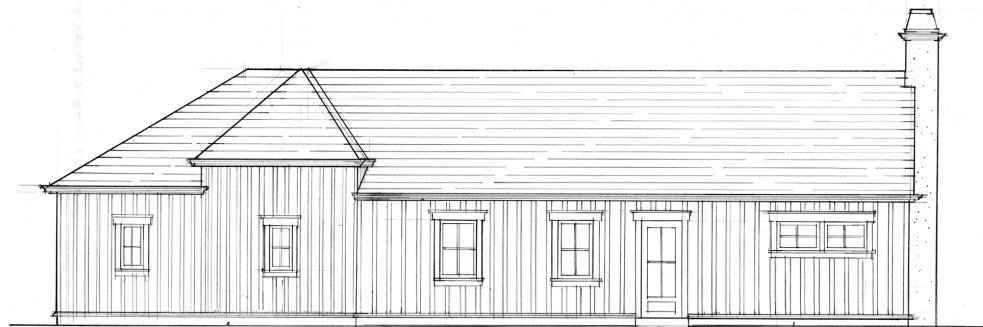
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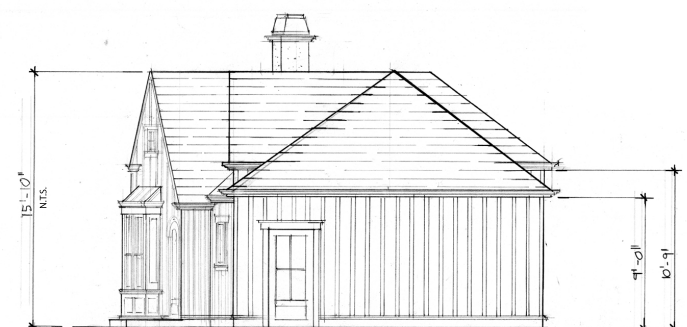
NORTH ELEVATION  
SCALE: 1/4"=1'-0" (2)



WEST ELEVATION  
SCALE: 1/4"=1'-0" (1)



EAST ELEVATION  
SCALE: 1/4"=1'-0" (4)



SOUTH ELEVATION  
SCALE: 1/4"=1'-0" (3)

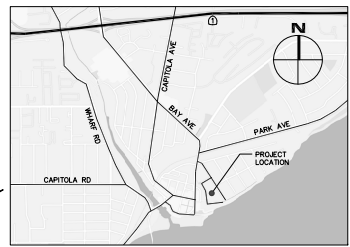
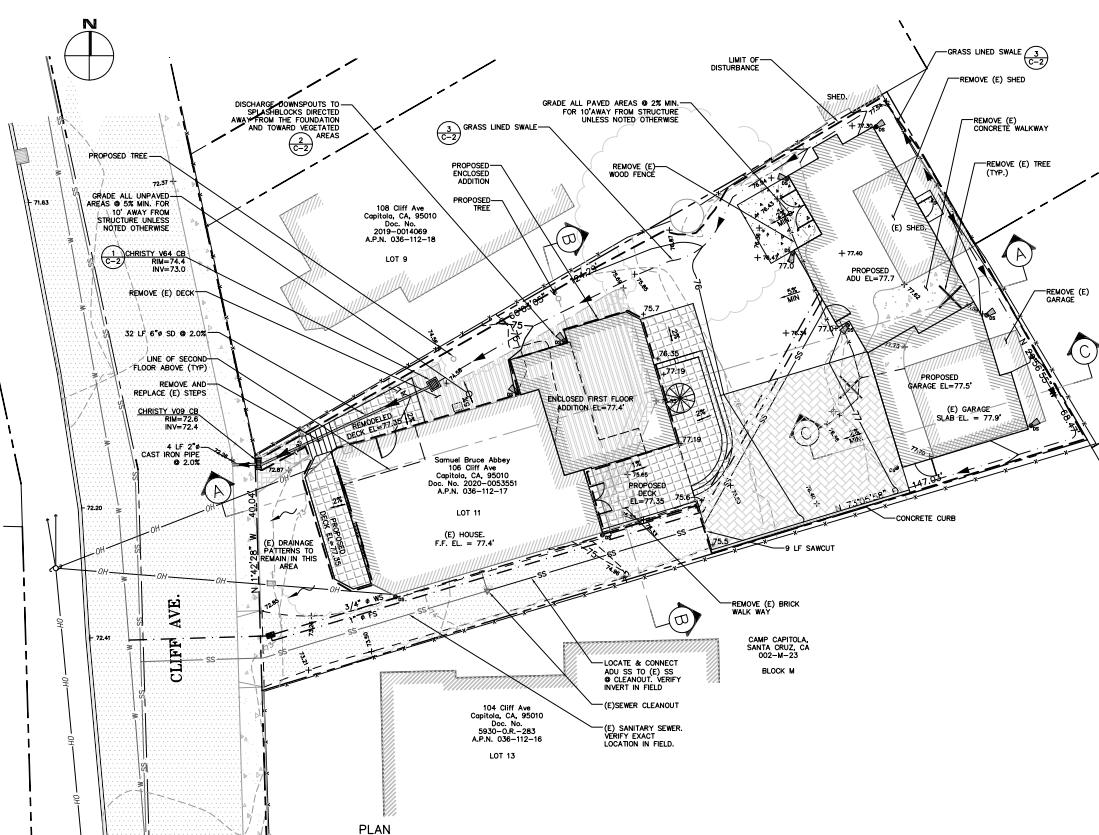


**GENERAL NOTES**

1. THE CONTRACTOR SHALL MAKE A DETAILED AND THOROUGH STUDY OF THESE PLANS IN THEIR ENTIRETY PRIOR TO ANY WORK ON THE JOBSITE. THE CONTRACTOR SHALL VERIFY ALL EXISTING CONSTRUCTION CONDITIONS AND IS TO COORDINATE THESE CONDITIONS WITH ALL OTHER TRADE DISCIPLINES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR UNDERSTANDING THAT ANY FEATURES OF CONSTRUCTION NOT FULLY SHOWN OR DETAILED SHALL BE OF THE SAME TYPE AS SHOWN FOR SIMILAR CONDITIONS.
2. THE CONTRACTOR SHALL IMMEDIATELY REPORT TO THE ENGINEER ANY DISCREPANCY OCCURRING ON THE DRAWINGS OR FOUND IN HIS CONSTRUCTION WORK. CHANGES IN APPROVED PLANS SHALL BE MADE WITHOUT PRIOR WRITTEN APPROVAL OF THE PROJECT ENGINEER AND THE CITY OF CAPITOLA DEPARTMENT OF PUBLIC WORKS.
3. ANY REQUEST FOR ALTERATIONS OR SUBSTITUTIONS MUST BE PRESENTED DIRECTLY TO THE PROJECT ENGINEER, ACCOMPANIED BY A DETAILED SKETCH FOR REVIEW, BEFORE APPROVAL. WILL BE GIVEN AND BEFORE PROCEEDING WITH THE WORK. NO ALTERATIONS OR ALTERATIONS OF THESE DOCUMENTS OF ANY KIND WILL BE APPROVED ON ANY SHOP DRAWINGS.
4. THE LOCATIONS OF EXISTING UTILITIES AS SHOWN ON THE PLANS WERE OBTAINED FROM RECORD DRAWINGS AND MAY NOT REPRESENT TRUE LOCATION. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION AND DEPTH OF THESE UTILITIES PRIOR TO CONSTRUCTION, AND TO NOTIFY THE PROJECT ENGINEER IN CASE OF CONFLICT.
5. THE CONTRACTOR SHALL SECURE ALL REQUIRED CONSTRUCTION PERMITS FROM THE CITY OF CAPITOLA PRIOR TO THE START OF WORK.
6. CONTRACTOR AGREES THAT IN ACCORDANCE WITH GENERALLY ACCEPTED CONSTRUCTION PRACTICES, CONTRACTOR WILL BE REQUIRED TO ASSUME SOLE AND COMPLETE RESPONSIBILITY FOR JOB SITE CONDITIONS DURING THE COURSE OF CONSTRUCTION OF THE PROJECT, INCLUDING SAFETY OF ALL PERSONS AND PROPERTY. THAT THIS REQUIREMENT SHALL BE MADE TO APPLY CONTINUOUSLY AND NOT BE LIMITED TO NORMAL WORKING HOURS, AND CONTRACTOR FURTHER AGREES TO DEFEND, INDEMNIFY AND HOLD PROJECT ENGINEER HARMLESS FROM ANY AND ALL LIABILITY, REAL OR ALLEGED, IN CONNECTION WITH THE PERFORMANCE OF WORK ON THIS PROJECT EXCEPT LIABILITY ARISING FROM THE SOLE NEGLIGENCE OF THE PROJECT ENGINEER.
7. GRADING SHALL BE DONE IN ACCORDANCE WITH THE RECOMMENDATIONS OF THE GEOTECHNICAL INVESTIGATIONS AND THE REQUIREMENTS OF THE CITY OF CAPITOLA.
8. THE CONTRACTOR SHALL NOTIFY THE CITY GRADING INSPECTOR, GEOTECHNICAL ENGINEER, THE CIVIL ENGINEER, & THE CITY CONSTRUCTION ENGINEER AT LEAST 48 HOURS PRIOR TO THE START OF CONSTRUCTION.
9. WORK SHALL BE LIMITED TO 8:00 A.M. TO 5:00 P.M. WEEKDAYS. NON-NOISE PRODUCE ACTIVITIES, SUCH AS INTERIOR PAINTING, SHALL NOT BE SUBJECT TO THIS RESTRICTION.
10. NO LAND CLEARING, GRADING OR EXCAVATING SHALL TAKE PLACE BETWEEN OCTOBER 15 AND APRIL 15, UNLESS THE PLANNING DIRECTOR APPROVES A SEPARATE WINTER EROSION CONTROL PLAN.
11. BETWEEN OCTOBER 15 AND APRIL 15, EXPOSED SOIL SHALL BE PROTECTED FROM EROSION AT ALL TIMES. DURING CONSTRUCTION SUCH PROTECTION MAY CONSIST OF MULCHING AND/OR PLANTING OF NATIVE VEGETATION OF ADEQUATE DENSITY. BEFORE COMPLETION OF THE PROJECT, ANY EXPOSED SOIL ON DISTURBED SLOPES SHALL BE PERMANENTLY PROTECTED FROM EROSION.
12. THE CONTRACTOR SHALL APPLY WATER TO ALL EXPOSED EARTH SURFACES AT INTERVALS SUFFICIENT TO PREVENT AIRBORNE DUST FROM LEAVING THE PROJECT SITE. ALL EXPOSED EARTH SHALL BE WATERED DOWN AT THE END OF THE WORK DAY.
13. TRUCKS IN TRANSIT TO AND FROM THE PROJECT SITE, ALL TRUCKS TRANSPORTING FILL SHALL BE EQUIPPED WITH TARPS.
14. PURSUANT TO SECTIONS 16.40.040 AND 16.42.100 OF THE COUNTY CODE, IF AT ANY TIME DURING SITE PREPARATION, EXCAVATION, OR OTHER GRADING DISTURBANCE ASSOCIATED WITH THIS DEVELOPMENT, ANY ARTIFACT OR OTHER EVIDENCE OF AN HISTORIC, ARCHAEOLOGICAL, RESOURCES OR A NATIVE AMERICAN CULTURAL SITE IS DISCOVERED, THE RESPONSIBLE PERSONS SHALL IMMEDIATELY CEASE AND DESIST FROM ALL FURTHER SITE EXCAVATION AND NOTIFY THE DISTRICT ENGINEER. IF THE DISCOVERY CONTAINS HUMAN REMAINS, OR IF THE PLANNING DIRECTOR OR THE DISCOVERY REPORTER SHALL BE OBSERVED.
15. THE CONTRACTOR SHALL BE RESPONSIBLE FOR THE VERIFICATION OF CONSTRUCTION QUANTITIES PRIOR TO BIDDING ON ANY ITEM. QUANTITY REFERENCES SHOWN ON THESE PLANS OR ENGINEER'S ESTIMATES ARE FOR ESTIMATING PURPOSES ONLY AND SHALL NOT BE CONSIDERED AS A BASIS FOR CONTRACTOR PAYMENTS. THE CONTRACTOR SHALL NOT BE RESPONSIBLE FOR ANY FLUCTUATIONS IN SUCH QUANTITIES AND ESTIMATES.
16. THE ENGINEER PREPARING THESE PLANS WILL NOT BE RESPONSIBLE FOR, OR LIABLE FOR, UNAUTHORIZED CHANGES TO, OR USES OF, THESE PLANS. ALL CHANGES MUST BE IN WRITING AND MUST BE APPROVED BY THE ENGINEER PRIOR TO CONSTRUCTION.
17. UNDERGROUND UTILITY LOCATIONS SHOWN ARE COMPILED FROM INFORMATION SUPPLIED BY UTILITY AGENCIES AND ARE APPROXIMATE. CONTRACTOR SHALL VERIFY LOCATIONS OF AFFECTED UTILITY LINES PRIOR TO ANY TRENCHING OR EXCAVATING AND POSTPOSE THOSE AREAS WHERE POTENTIAL CONFLICTS OR WHERE DATA IS OTHERWISE INCOMPLETE. FOR LOCATION, CALL USA 1-800-624-1444.
18. ANY EXISTING UTILITIES THAT ARE REQUIRED TO BE RELOCATED AS A PART OF THIS CONSTRUCTION SHALL BE RELOCATED AT THE OWNER'S EXPENSE.

**EARTHWORK AND GRADING**

1. WORK SHALL CONSIST OF ALL CLEARING, GRUBBING, STRIPPING, PREPARATION OF LAND TO BE FILLED, EXCAVATION, SPREADING, COMPACTION AND CONTROL OF FILL, AND ALL SUBSIDIARY WORK NECESSARY TO COMPLETE THE GRADING TO CONFORM TO THE LINES, GRADES, AND SLOPES, AS SHOWN ON THE APPROVED PLANS.
2. ALL GRADING OPERATIONS SHALL CONFORM TO SECTION 19 OF THE CALTRANS STANDARD SPECIFICATIONS, AND SHALL ALSO BE DONE IN CONFORMANCE WITH THE REQUIREMENTS OF THE CITY OF CAPITOLA. THE MOST STRINGENT QUALITY SHALL PREVAIL.
3. REFERENCE IS MADE TO THE GEOTECHNICAL INVESTIGATIONS BY PACIFIC DESIGN ENGINEERING, INC. THE CONTRACTOR SHALL MAKE A THOROUGH REVIEW OF THIS REPORT AND SHALL FOLLOW ALL RECOMMENDATIONS THEREIN. THE CONTRACTOR SHALL CONTACT PACIFIC DESIGN ENGINEERING, INC. FOR ANY CLARIFICATIONS NECESSARY PRIOR TO PROCEEDING WITH THE WORK.
4. THE CONTRACTOR SHALL GRADE TO THE LINE AND ELEVATIONS SHOWN ON THE PLAN AND SHALL SECURE THE SERVICES OF A LICENSED LAND SURVEYOR OR REGISTERED CIVIL ENGINEER TO PROVIDE STAKES FOR LINE AND GRADE.
5. THE GEOTECHNICAL ENGINEER SHOULD BE NOTIFIED AT LEAST FOUR (4) DAYS PRIOR TO ANY SITE CLEARING AND GRADING OPERATIONS.
6. STRIPPED AREAS SHOULD BE SCARPED TO A DEPTH OF ABOUT 6". MULCH-CONDITIONED TO BRING THE SOILS WATER CONTENT ABOUT 2% ABOVE THE OPTIMUM, AND COMPACTED TO A DENSITY EQUIVALENT TO AT LEAST 90% OF THE MAXIMUM DRY DENSITY OF THE SOIL ACCORDING TO ASTM D1557 (LATEST EDITION). SUBGRADES AND AGRICULTURE BASE ROCK FOR PAVEMENTS SHOULD BE COMPACTED TO A MINIMUM OF 95%.
7. ENGINEERED FILL SHOULD BE PLACED IN THIN LIFTS NOT EXCEEDING 6" IN LOOSE THICKNESS, MOISTURE CONDITIONED, AND COMPACTED TO AT LEAST 90% RELATIVE COMPACTION.
8. MATERIAL USED FOR ENGINEERED FILL SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED REPORTS BY PACIFIC DESIGN ENGINEERING, INC.
9. IMPORTED FILL MATERIAL, USED AS ENGINEERED FILL FOR THE PROJECT SHALL MEET THE REQUIREMENTS OF THE AFOREMENTIONED GEOTECHNICAL INVESTIGATION REPORT.
10. ALL FILL MATERIAL SHALL BE APPROVED BY THE PROJECT GEOTECHNICAL ENGINEER PRIOR TO JOBSITE DELIVERY AND PLACEMENT. NO EARTHWORK OPERATIONS SHALL BE PERFORMED WITHOUT THE DIRECT OBSERVATION AND APPROVAL OF THE GEOTECHNICAL ENGINEER.
11. BASE GROUND WITHIN 10' OF FOUNDATIONS SHALL BE SLOPED AWAY @ 5% MINIMUM OR 2% MINIMUM FOR PAVED SURFACES.



**LEGEND**

- (E) DECK TO BE REMOVED
- PROPOSED DECK
- PROPOSED CONCRETE
- PROPOSED AC
- PROPOSED PERVIOUS DRIVEWAY
- (E) FLOWLINE
- (E) RETAINING WALL
- PROPERTY LINE
- PROPOSED SETBACK
- PROPOSED LIMITING WALL
- PROPOSED CONCRETE CURB
- PROPOSED SWALE
- PROPOSED SD
- PROPOSED CB
- PROPOSED TREE REMOVAL

**ABBREVIATIONS**

- BW BOTTOM OF WALL
- CB CATCH BASIN
- CONSTR CONSTRUCTION
- DIAMETER DIAMETER
- DN DOWNSPOUT
- DET DETENTION
- DWY DRIVEWAY
- EXISTING EXISTING
- EL ELEVATION
- EOP EDGE OF PAVEMENT
- FF FINISH FLOOR
- FS FINISH GRADE
- FS FIRE SERVICE
- FS FINISH GRADE
- LF LINEAR FEET
- LF LINEAR FEET
- INVERT INVERT
- LF LINEAR FEET
- LF LINEAR FEET
- MAX MAXIMUM
- N.T.S. NOT TO SCALE
- RETAINING WALL RETAINING WALL
- RM ELEVATION SLAB
- SEWER SEWER CLEANOUT
- SD STORM DRAIN CLEANOUT
- THP TYPICAL
- TOP OF WALL TOP OF WALL
- W WATER SERVICE

**APPROXIMATE EARTHWORK QUANTITIES**

SITE GRADING	CUBIC YARDS		
	CUT	FILL	NET
FOUNDATION GRADING	0	60	60

- NOTES:
1. EARTHWORK QUANTITIES ARE APPROXIMATE AND SHALL BE INDEPENDENTLY VERIFIED BY THE CONTRACTOR FOR BIDDING PURPOSES.
  2. EARTHWORK VOLUMES FOR RESIDENCE GRADING INCLUDE EXCAVATION TO ROUGH GRADE FOR CONSTRUCTION OF THE PROPOSED RESIDENCE. EARTHWORK VOLUMES REQUIRED TO CONSTRUCT THE FOUNDATIONS HAVE NOT BEEN INCLUDED.
  3. EXCESS SOIL SHALL BE HAULED OR PLACED IN A CITY APPROVED LOCATION.

**TOPOGRAPHIC SURVEY**

THE TOPOGRAPHIC SURVEY AND BOUNDARY INFORMATION PROVIDED HEREON WAS COMPLETED BY HANAGAN LAND SURVEYING, INC. ENGINEERING INC. MAKES NO GUARANTEE AS TO THE ACCURACY OF BOTH. THE CONTRACTOR SHALL VERIFY THE BOUNDARY LOCATION AND TOPOGRAPHIC INFORMATION PRIOR TO COMMENCING WORK.

**BASIS OF BEARINGS**

THE BASIS OF BEARING FOR THIS MAP IS BETWEEN MONUMENTS FOUND ALONG THE CENTERLINE OF CLIFF AVE PER THAT CERTAIN RECORD OF SURVEY MAP FILED IN VOLUME 85 OF MAPS, AT PAGE 1, OF THE SANTA CRUZ COUNTY RECORDS.

**BASIS OF ELEVATION**

ELEVATIONS ARE BASED ON THE COUNTY CONTOURS FOUND ON THE SANTA CRUZ COUNTY GIS WEBSITE. THE COUNTY INTERVAL IS 1 FOOT.

**SEWER LATERAL NOTES**

1. SEWER LATERALS SHALL BE POLY(VINYL CHLORIDE (PVC) SDR26) AND SHALL HAVE A SMOOTH INTERIOR.
2. SEWER LATERALS SHALL BE SLOPED AT A MINIMUM 2%.

**STORM DRAIN SYSTEM MAINTENANCE**

THE HOME OWNER IS RESPONSIBLE FOR MAINTAINING THE STORM DRAIN SYSTEM AND ALL COMPONENTS. EVERY YEAR, PRIOR TO THE WET WEATHER SEASON (OCTOBER 15TH) ALL THE CATCH BASINS AND STORM DRAIN CLEANOUTS SHALL BE INSPECTED AND CLEANED OF ANY DEBRIS, SILT, TRASH AND SEDIMENT.

**STORM DRAINAGE NOTES**

1. CULVERTS SHALL BE POLY(VINYL CHLORIDE (PVC) SDR33), HIGH DENSITY POLYETHYLENE (HDPE) 48" (12' OR EQUAL), OR REINFORCED CONCRETE PIPE (RCP), AND SHALL HAVE A SMOOTH INTERIOR CONFORMING TO SECTION E - STORM DRAINAGE FACILITIES OF CITY OF CAPITOLA DESIGN CRITERIA.
2. INLETS SHALL BE CHRISTY CONCRETE PRODUCTS OR APPROVED EQUAL WITH SMOOTH CONCRETE BOTTOM.
3. DISCHARGE ALL DOWNSPOUTS TO STORM DRAIN SYSTEM.



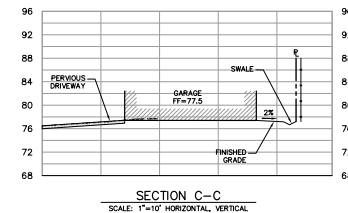
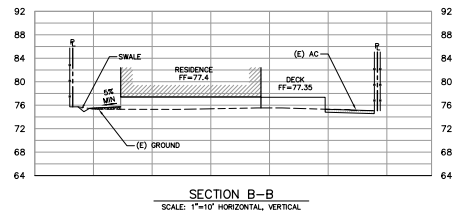
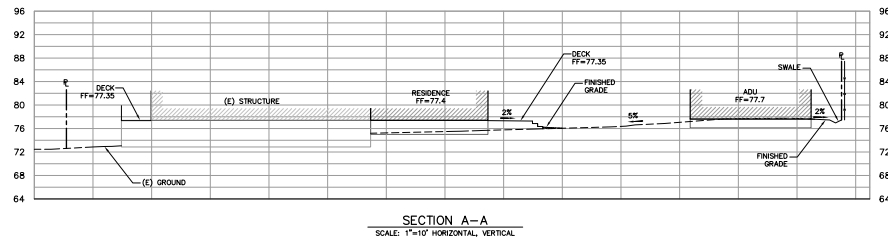
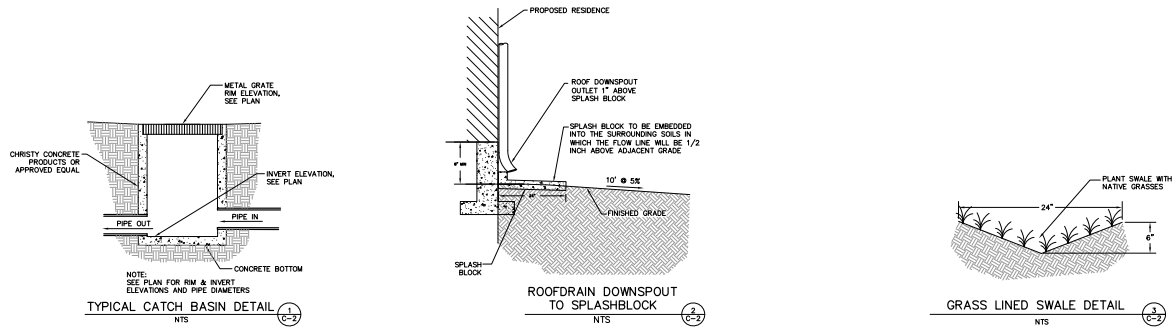
**R.I. Engineering, Inc.**  
 303 Palomar St., Suite 42-202, Santa Cruz, CA 95060  
 831-425-3901 | www.riengineering.com

RESIDENTIAL ADDITION FOR SAM ABBEY 100 CLIFF AVE CLIFF AVENUE LOT 9 A.P.N. 036-112-14

project no. 21-078-1  
 date FEBRUARY 2022  
 scale AS SHOWN  
 dwg name CIVIL2.dwg

C-1





POST CONSTRUCTION STORM DRAIN SYSTEM MAINTENANCE SCHEDULE

ITEM	INTERVAL	INSPECTION	REPAIR
CATCH BASINS	ANNUAL	1. SEDIMENT BUILD UP 2. TRASH & DEBRIS	1. REMOVE SEDIMENT 2. REMOVE TRASH & DEBRIS
SWALES	ANNUAL	1. WASHOUTS 2. MISPLACED ROCK 3. ACCUMULATION OF TRASH & DEBRIS	1. REPLACE TRANSPORTED ROCK 2. REMOVE TRASH & DEBRIS



**R.I. Engineering, Inc.**  
 303 Palomero St., Suite 42-202, Santa Cruz, CA 95060  
 831-425-3901 www.rienengineering.com

RESIDENTIAL ADDITION  
 FOR  
 SAM ABBEY  
 100 CLIFF AVE  
 SANTA CRUZ, CA 95060  
 038-112-17

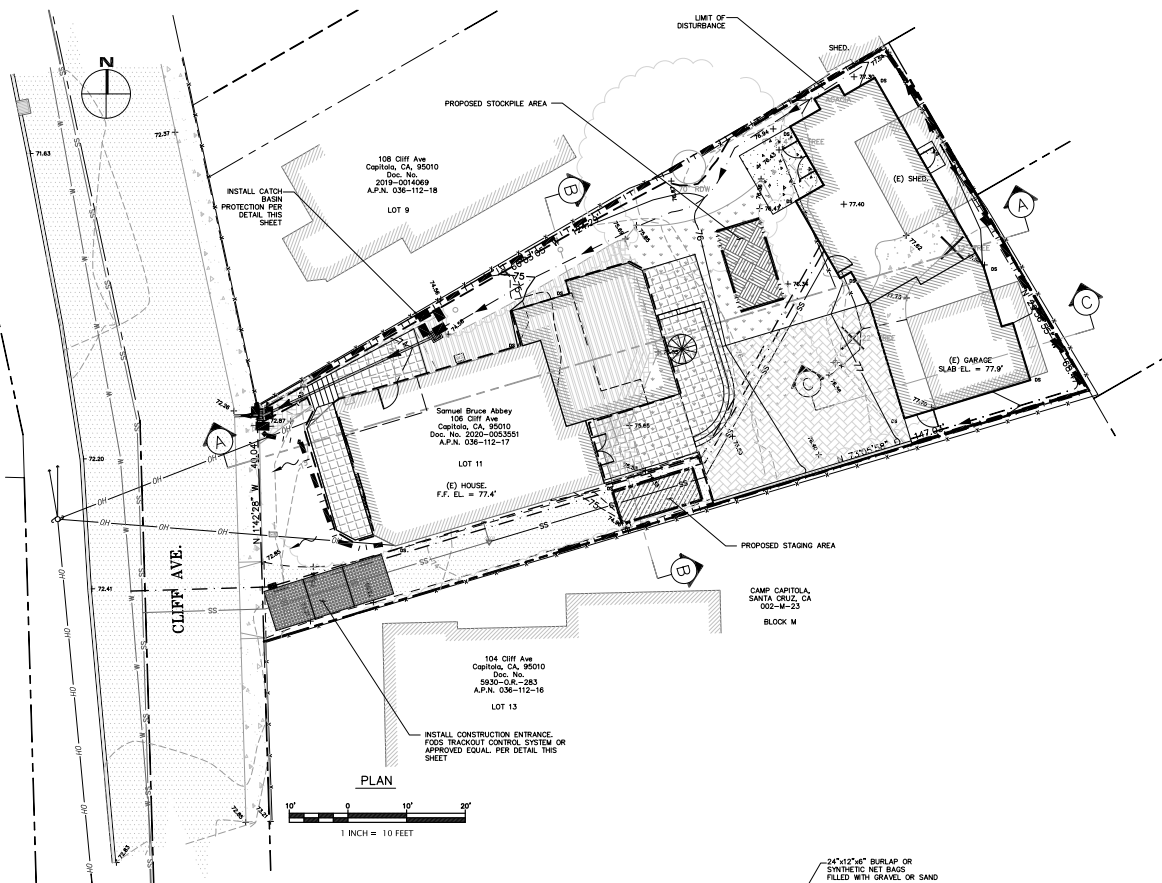
project no.  
21-078-1  
 date  
FEBRUARY 2022  
 scale  
AS SHOWN  
 dwg name  
CIVIL2.dwg

C-2

TOTAL AREA OF DISTURBANCE = 0.10 ACRES  
= 4,380 SF

**SITE HOUSEKEEPING REQUIREMENTS**

- CONSTRUCTION MATERIALS**
- ALL LOOSE STOCKPILED CONSTRUCTION MATERIALS THAT ARE NOT ACTIVELY BEING USED (I.E. SOIL, SPILLS, AGGREGATE, FLY-ASH, STUCCO, HYDRATED LIM, ETC.) SHALL BE COVERED AND BRANDED.
  - ALL CHEMICALS SHALL BE STORED IN WATER TIGHT CONTAINERS (WITH APPROPRIATE SECONDARY CONTAINMENT TO PREVENT ANY SPILLAGE OR LEAKAGE) OR IN A STORAGE SHED (COMPLETELY ENCLOSED).
  - EXPOSURE OF CONSTRUCTION MATERIALS TO PRECIPITATION SHALL BE MINIMIZED. THIS DOES NOT INCLUDE MATERIALS AND EQUIPMENT THAT ARE DESIGNED TO BE OUTDOORS AND EXPOSED TO ENVIRONMENTAL CONDITIONS (I.E. POLES, EQUIPMENT PADS, CABINETS, CONDUCTORS, INSULATORS, BRICKS, ETC.).
  - BEST MANAGEMENT PRACTICES TO PREVENT THE OFF-SITE TRACKING OF LOOSE CONSTRUCTION AND LANDSCAPE MATERIALS SHALL BE IMPLEMENTED.
- LANDSCAPE MATERIALS**
- CONTAIN STOCKPILED MATERIALS SUCH AS MULCHES AND TOPSOIL WHEN THEY ARE NOT ACTIVELY BEING USED.
  - CONTAIN FERTILIZERS AND OTHER LANDSCAPE MATERIALS WHEN THEY ARE NOT ACTIVELY BEING USED.
  - DISCONTINUE THE APPLICATION OF ANY ERODABLE LANDSCAPE MATERIAL WITHIN 2 DAYS BEFORE A FORECASTED RAIN EVENT OR DURING PERIOD OF PRECIPITATION.
  - APPLY ERODABLE LANDSCAPE MATERIAL AT QUANTITIES AND APPLICATION RATES ACCORDING TO MANUFACTURE RECOMMENDATIONS OR BASED ON WRITTEN SPECIFICATIONS BY KNOWLEDGEABLE AND EXPERIENCED FIELD PERSONNEL.
  - STACK ERODABLE LANDSCAPE MATERIAL ON PALLETS AND COVERING OR STORING SUCH MATERIALS WHEN NOT BEING USED OR APPLIED.
- VEHICLE STORAGE AND MAINTENANCE**
- MEASURES SHALL BE TAKEN TO PREVENT OIL, GREASE, OR FUEL TO LEAK IN TO THE GROUND, STORM DRAINS OR SURFACES WATERS.
  - ALL EQUIPMENT OR VEHICLES WHICH ARE TO BE FUELED, MAINTAINED AND STORED ON SITE SHALL BE IN A DESIGNATED AREA FITTED WITH APPROPRIATE DIPS.
  - LEAKS SHALL BE IMMEDIATELY CLEANED AND LEAKED MATERIALS SHALL BE DISPOSED OF PROPERLY.
- WASTE MANAGEMENT**
- DISPOSAL OF ANY WASTE OR WASH WATERS OR MATERIALS ON IMPERVIOUS OR PERVIOUS SITE SURFACES OR INTO THE STORM DRAIN SYSTEM SHALL BE PREVENTED.
  - SANITATION FACILITIES SHALL BE CONTAINED (E.G., PORTABLE TOILETS) TO PREVENT DISCHARGES OF POLLUTANTS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER, AND SHALL BE LOCATED A MINIMUM OF 50 FEET AWAY FROM AN ALLIANCE STREET OR DRIVEWAY, STREAM, RIPARIAN AREA OR OTHER DRAINAGE FACILITY.
  - SANITATION FACILITIES SHALL BE INSPECTED REGULARLY FOR LEAKS AND SPILLS AND CLEANED OR REPLACED AS NECESSARY.
  - COVER BASKET DISPOSAL CONTAINERS AT THE END OF EVERY BUSINESS DAY AND DURING A RAIN EVENT.
  - DISCHARGES FROM WASTE DISPOSAL CONTAINERS TO THE STORM WATER DRAINAGE SYSTEM OR RECEIVING WATER SHALL BE PREVENTED.
  - STOCKPILED WASTE MATERIAL SHALL BE CONTAINED AND SECURELY PROTECTED FROM WIND AND RAIN AT ALL TIMES UNLESS ACTIVELY BEING USED.
  - PROCEDURES THAT EFFECTIVELY ADDRESS HAZARDOUS AND NON-HAZARDOUS SPILLS SHALL BE IMPLEMENTED.
  - EQUIPMENT AND MATERIALS FOR CLEANUP OF SPILLS SHALL BE AVAILABLE ON SITE AND THAT SPILLS AND LEAKS SHALL BE CLEANED UP IMMEDIATELY AND DISPOSED OR PROPERLY, AND CONCRETE WASHOUT AREAS AND OTHER WASHOUT AREAS THAT MAY CONTAIN ADDITIONAL POLLUTANTS SHALL BE CONTAINED SO THERE IS NO DISCHARGE INTO THE UNDERLYING SOIL AND ONTO THE SURROUNDING AREAS.



**EROSION CONTROL MEASURES**

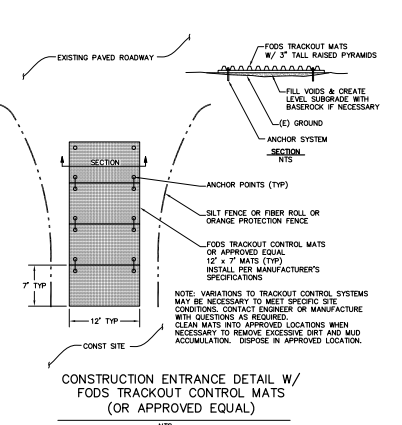
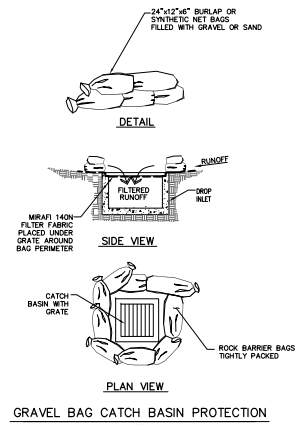
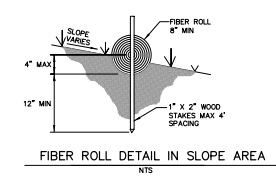
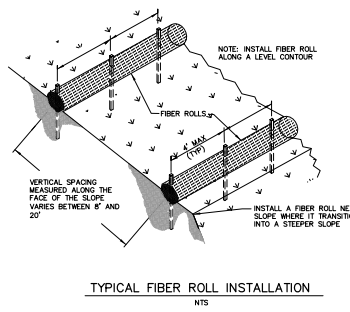
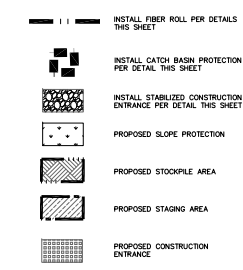
- EROSION IS TO BE CONTROLLED AT ALL TIMES ALTHOUGH SPECIFIC MEASURES SHOWN ARE TO BE IMPLEMENTED AT A MINIMUM BY OCTOBER 15.
- UNLESS SPECIFIC MEASURES ARE SHOWN OR NOTED ON THIS PLAN, ALL COLLECTED RUNOFF SHALL BE CARRIED TO DRAINAGE COURSES IN UNID. CONDITIONS. DISCHARGE SHALL BE IN THE LOCATIONS SHOWN ON THE PLANS.
- THE DESIRED END RESULT OF THESE MEASURES IS TO CONTROL SITE EROSION AND PREVENT SEDIMENT TRANSPORT OFF THE SITE. IT SHALL BE THE DEVELOPER'S RESPONSIBILITY TO SEE THAT ANY ADDITIONAL MEASURES NECESSARY TO MEET THIS GOAL ARE IMPLEMENTED. FIELD INSPECTIONS BY CITY STAFF SHOW THIS GOAL IS NOT BEING MET, ADDITIONAL MEASURES MAY BE REQUIRED.
- ALL DISTURBED AREAS NOT CURRENTLY BEING USED FOR CONSTRUCTION SHALL BE SEEDDED WITH THE FOLLOWING SEED MIXTURE:  
WINTER BARLEY 25#/ACRE
- AFTER SEEDING, STRAW MULCH WILL BE APPLIED IN 4" (AVG.) LAYERS.
- AMMONIUM PHOSPHATE FERTILIZER, 6-3-3, SHALL BE APPLIED AT A RATE OF 30 LBS. PER ACRE ON SLOPES GREATER THAN 20%. EROSION CONTROL BLANKET (NORTH AMERICAN GREEN) SHALL BE APPLIED.
- SILT BARRIERS SHALL BE PLACED END TO END AND STAKED DOWN ALONG THE BOTTOM OF ALL GRADED SLOPES.

ALL EROSION CONTROL MEASURES INCLUDING BUT NOT LIMITED TO SILT FENCES, FIBER ROLLS AND SLOPE PROTECTION SHALL BE INSPECTED AND APPROVED BY THE ENGINEER OF RECORD. SHALL INSPECT ONCE EROSION CONTROL MEASURES HAVE BEEN INSTALLED.

**EXPOSED SLOPE MEASURES**

- COVER ALL EXPOSED SLOPES
- STRIP 2 TONS/ACRE ON SLOPES ≤ 20% WITH SOIL BINDER
- USE NORTH AMERICAN GREEN C125 OR EQUAL ON SLOPES >20%.

**EROSION CONTROL LEGEND**



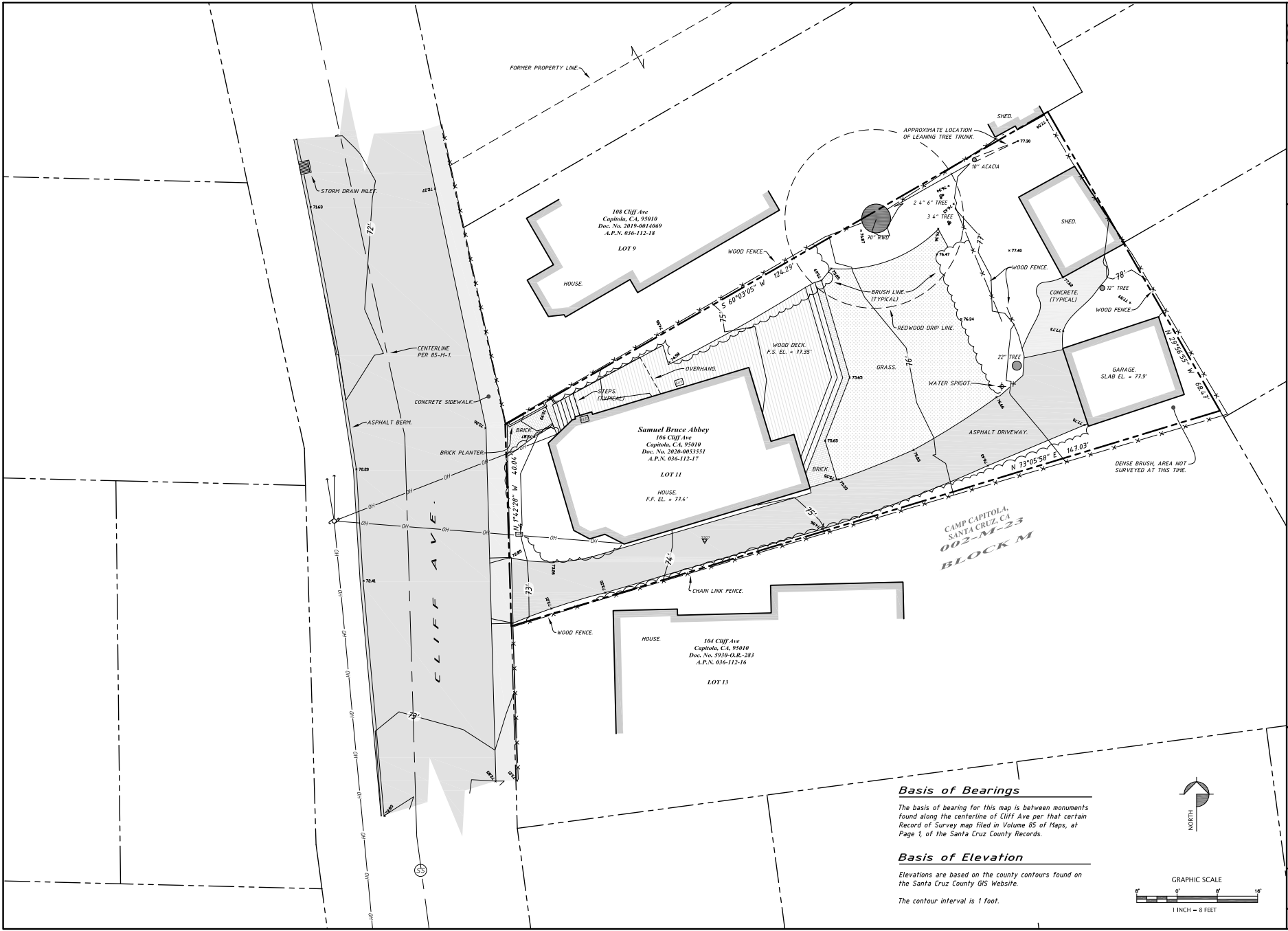
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RESIDENTIAL ADDITION  
FOR  
SAM ABBEY  
108 CLIFF AVE  
CAPITOLA, CA, 95010  
036-112-18

STORMWATER POLLUTION CONTROL PLAN

project no. 21-078-1  
date FEBRUARY 2022  
scale AS SHOWN  
dwg name CIVIL2.dwg

C-3



108 Cliff Ave  
Capitola, CA, 95010  
Doc. No. 2019-0014069  
A.P.N. 036-112-10  
LOT 9

Samuel Bruce Abbey  
106 Cliff Ave  
Capitola, CA, 95010  
Doc. No. 2020-0655551  
A.P.N. 036-112-17  
LOT 11

104 Cliff Ave  
Capitola, CA, 95010  
Doc. No. 5930-D.R.-283  
A.P.N. 036-112-16  
LOT 13

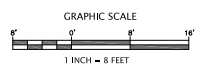
CAMP CAPITOLA,  
SANTA CRUZ, CA  
002-M-23  
BLOCK M

**Basis of Bearings**

The basis of bearing for this map is between monuments found along the centerline of Cliff Ave per that certain Record of Survey map filed in Volume 85 of Maps, at Page 1, of the Santa Cruz County Records.

**Basis of Elevation**

Elevations are based on the county contours found on the Santa Cruz County GIS Website.  
The contour interval is 1 foot.



REVISION  
APPROVED  
Paul Haugan  
Paul Haugan L.S. 7777

HANAGAN LAND SURVEYING  
305-C BOJUEL AVE.,  
SANTA CRUZ, CA 95062  
PHONE (831) 489-3429

Topographic & Boundary Map, The Lands Of:  
**Samuel Bruce Abbey**  
106 Cliff Ave, Capitola, CA, 95010

Santa Cruz County  
A.P.N. 036-112-17  
DATE 3-5-2021  
SCALE 1" = 8'

DESIGN  
BRANN J. KANEK

SHEET  
SU-1  
OF 1 SHEETS  
21015  
JOB NO.

Vertical Datum: NAVD83  
Horizontal Datum: NAD83  
Map Scale: 1" = 8'  
Map Date: 3-5-2021  
Map Author: Paul Haugan  
Map Checker: Paul Haugan  
Map Designer: Brann J. Kanek  
Map Engineer: Paul Haugan  
Map Surveyor: Paul Haugan  
Map Title: Samuel Bruce Abbey  
Map Project: 21015

March 11, 2022

City of Capitola  
Variance Application

106 Cliff Ave.

Variance Summary:

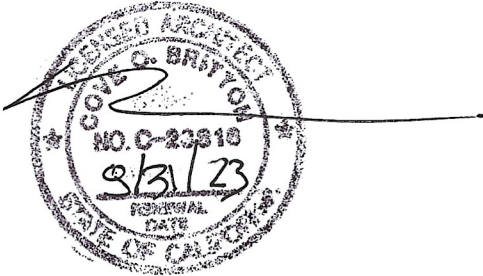
We are requesting a variance to 17.16.030 Development standards, maximum height

Required Findings:

1.The existing home is historic. Strict application of the maximum height ordinance would result in any addition to the home not being architecturally consistent with the existing home. Please also note that in order for the chimney to meet building code requirements, the variance request regarding height also applies to the chimney.

2.The existing historic home does not meet the current maximum height limit as do other historic homes in the same zone and vicinity.

Cove Britton  
Architect  
Matson Britton Architects



---

# Nigel Belton

## Consulting Arborist

---

AN ASSESSMENT OF THE TREES WITHIN THE PROXIMITY OF PROPOSED IMPROVEMENTS ON THE LANDS  
OF SAMUEL ABBEY – 106 CLIFF AVENUE – CAPITOLA, CA - (APN 045-123-25)

Prepared at the request of:  
Cove Britton  
Matson Britton Architects  
728 N. Branciforte Avenue  
Santa Cruz, CA 95062  
cove@matsonbritton.com

Site visit by:  
Nigel Belton – ISA Certified Arborist WE-0410A  
July 17, 2021

Job – Sam Abbey – 8.10.20



Ph / Fax (831) 688-1239

P.O. Box 1744 ~ Aptos, CA 95001 ~ CCL # 657930 ~ beltonnigel@gmail.com

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AN ASSESSMENT OF THE TREES WITHIN THE PROXIMITY OF PROPOSED IMPROVEMENTS ON THE LANDS  
OF SAMUEL ABBEY – 106 CLIFF AVENUE – CAPITOLA, CA - (APN 045-123-25)

**SUMMARY:**

I assessed the health and structural conditions of six trees on this property. All of these trees are located within the proximity of the proposed improvements. These improvements entail the construction a new ADU, a new garage and an addition on to the back of the existing residence. I reviewed the Architectural Site Plan in preparation for this report. I determined that five of these trees will have to be removed because of their locations within the proximity of the proposed improvements. Four of these trees qualify as Protected Trees within the City of Capitola.

The large Coast Redwood located on the north property boundary must be preserved and protected during the construction period. The project arborist must provide oversight during the construction period.

**BACKGROUND:**

Cove Britton requested that I prepare an arborist report concerning the proposed construction on this property. Mr. Britton is the Project Architect. The property owner plans to build a new ADU and garage at the back of the property and he also wants to add on to the back of the existing residence. This work will encroach within close proximity to six trees. An arborist report is required by the City of Capitola for the approval of a building permit.

**ASSIGNMENT:**

- Survey the trees that have trunk diameters equaling six-inches or larger, when measured at 54-inches above ground. Affix numbered tags to the trunks of these trees.
- Document the surveyed tree's dimensions and their health and structural condition ratings in a Tree Resource Matrix. This Matrix identifies the trees that are suitable for preservation based upon their good overall health and structural condition ratings. The matrix also identifies the trees that are unsuitable for preservation because of their poor condition ratings. The matrix identifies those trees that must be removed because of their locations within the proximity of the construction footprint.
- Prepare an arborist report.
- Review the Site Plan provided to me.
- Provide objective observations regarding the site and individual tree conditions.
- Provide recommendations for the protection of the tree's identified for preservation, concerning both the design and the construction phases of this project. Include an inspection schedule, showing at which time the project arborist must be on site to provide inspections and supervision.
- Qualify why a number of the trees cannot be preserved on this site, based upon their locations within the proximity of the construction footprint.
- Prepare a Tree Location Map and a Tree Protection Plan to accompany this report.

Page 1.



**LIMITATIONS:**

The inspection of the subject trees was made from the ground. The canopies of these trees were not accessed to examine their structures above head height, nor were the root structures of these trees inspected below soil grade. The inspection of these trees was limited to visual examinations and did not involve the use of advanced diagnostic techniques such as tomography.

This is a preliminary report, based upon a tree survey and a review of the site plan that was provided to me. I have not reviewed any Civil Plans regarding grading work, and the locations of utilities and drains within the proximity of the new construction area. The recommendations for tree protection must be considered as preliminary recommendations only. The final construction plans must be reviewed and approved of by the project arborist as a component of the Building Permit Application process.

**OBSERVATIONS CONCERNING THE TREE'S CONDITIONS & SUITABILITY FOR PRESERVATION:**

The project site comprises of a narrow residential property with an existing house. I surveyed six trees, four of which were determined to be unsuitable for preservation because of their poor overall health and structural condition ratings. The largest and most significant tree on the property is the Coast redwood located on the north property boundary. This tree exhibits good health and it has a good structural condition.

**Tree #1 – 80-inch DBH Coast Redwood (*Sequoia sempervirens*):**

This tree is suitable for preservation, based upon its good condition ratings and because of its location at the edge of the construction footprints. The trunk transects the north property boundary.

Page 2.



Tree #2 – 5.5, 4 & 4-inch DBH Kohuhu Pittosporum (*Pittosporum tenuifolium*):

Tree #3 – 6.5, 3 & 4-inch DBH Kohuhu Pittosporum:



I determined that both of these trees are unsuitable for preservation because of their poor condition ratings. Both trees are located within the proximity of the construction footprint.

Tree #4 – 8-inch DBH Bailey Acacia (*Acacia baileyana*):



I determined that this tree is unsuitable for preservation because of its strong lean to the east. This tree is located within close proximity to the construction footprint which also precludes its preservation.



Tree #5 – 14.5-inch DBH English Walnut (*Juglans regia*):



The walnut is suitable for preservation based upon its condition ratings but its location within the construction footprint requires that it be removed.



Tree #6 – 21-inch DBH Liquidambar (*Liquidambar styraciflua*):



This tree is not suitable for preservation due to its poor structural condition, resulting from the development of a heavy limb structure which is predisposed to failure and the presence of internal decay in the trunk. This tree must also be removed because of its location within the new construction footprint.

Page 6.

**RECOMMENDATIONS:****DESIGN PERIOD:**

I am yet to review any Civil Plans for grading and trenching work for underground utilities and drains.

I recommend that the foundation of the ADU consists of pier and grade beam construction as this will be the least impactful regarding the potential for root loss outside of the canopy drip-line of the Coast Redwood.

**CONSTRUCTION PERIOD:****Tree Protection fences:**

The Tree Protection Zone around the Coast Redwood must be delineated with a Tree Protection Zone Fence. This fence must consist of steel chain-link construction and be securely attached to steel posts that are driven into the ground (see the attached Tree Protection Plan).

- The TPZ fence must be installed before grading and construction work proceeds and it must remain in place and be maintained in good condition throughout the entire construction period.
- The TPZ fence must be approved by the project arborist, before any equipment comes on site.
- The TPZ fence must not be dismantled or moved during the construction period, without first obtaining the consent of the project arborist.
- Equipment and vehicles must not enter fenced TPZ areas.
- All construction activities must be excluded from fenced Tree Protection Zones, unless such encroachments are unavoidable, in which case the project arborist must provide supervision regarding root protection and preservation.
- Construction materials and construction waste must not be stored or dumped within the TPZ area.
- Tree Protection Zone notices must be securely attached to this fence at 15-foot intervals (see the attached template). These notices must be laminated in plastic sheets.

**CONSTRUCTION PERIOD INSPECTION SCHEDULE:**

Site inspections must be documented by the project arborist (in email format).

- 1- The project arborist must meet with the General Contractor to discuss tree protection requirements before the start of grading work.
- 2- The project arborist must inspect the Tree Protection Zone Fences before equipment comes on site and grading work proceeds.
- 3- The project arborist must provide supervision and oversight in the event that any grading, excavation or trenching work encroaches within the Tree Protection Zones (as defined by the TPZ fences).
- 4- The project arborist must provide supervision whenever grading, excavation and trenching work will encroach within the Critical Root Zones of trees, as defined by their canopy drip-line perimeters.
- 5- The project arborist must be notified if roots larger than 2-inches diameter are encountered during construction work.

Page 7.

Please contact me if you have any questions concerning this report.

Respectfully submitted

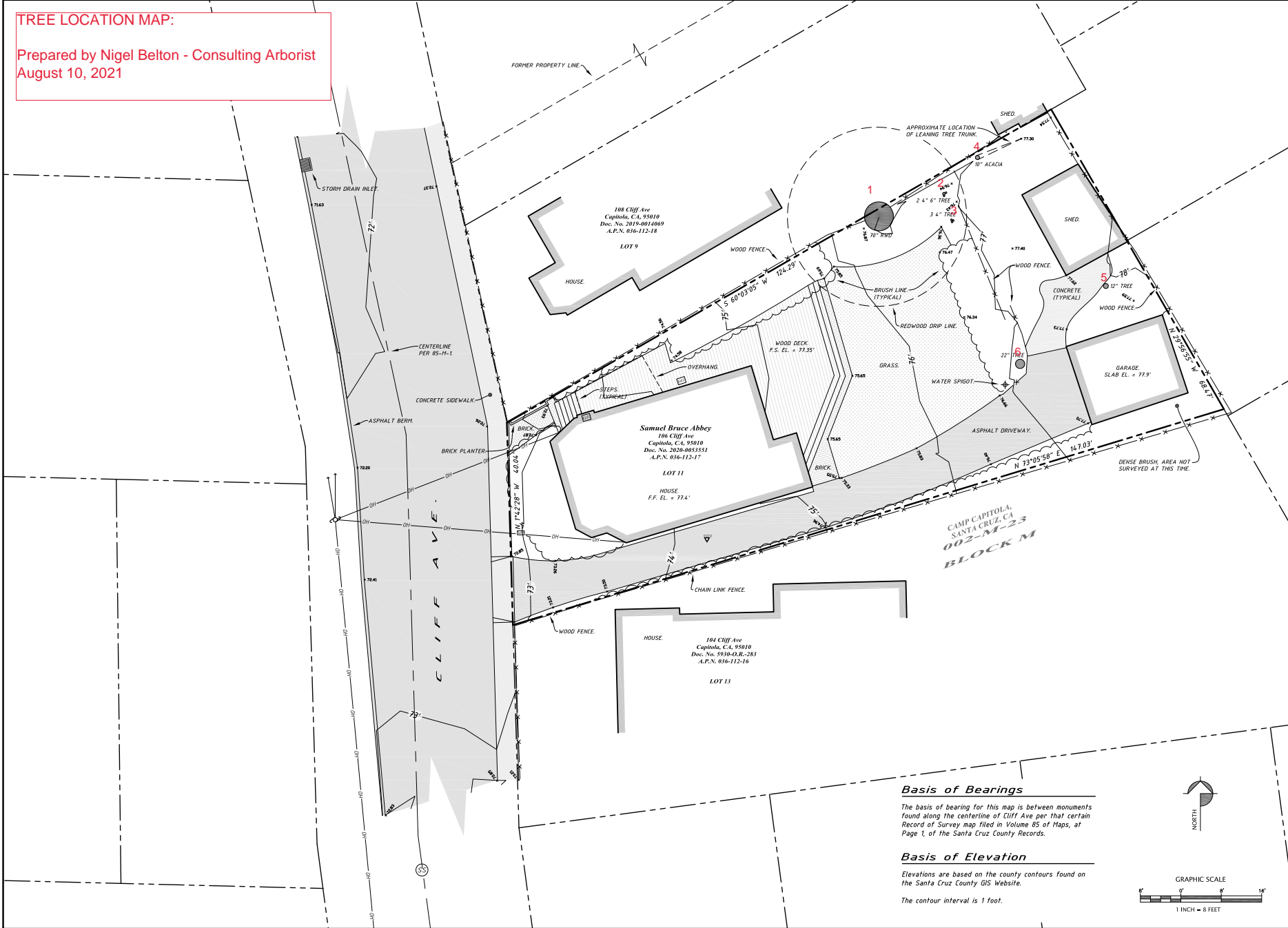


Nigel Belton

Attachments:

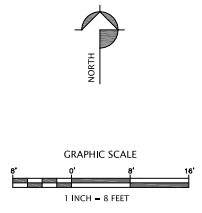
- Assumptions & Limiting Conditions
- Tree Resource Matrix
- Tree Location Map
- Tree Protection Plan
- Tree Protection Notice Template

**TREE LOCATION MAP:**  
 Prepared by Nigel Belton - Consulting Arborist  
 August 10, 2021



**Basis of Bearings**  
 The basis of bearing for this map is between monuments found along the centerline of Cliff Ave per that certain Record of Survey map filed in Volume 85 of Maps, at Page 1, of the Santa Cruz County Records.

**Basis of Elevation**  
 Elevations are based on the county contours found on the Santa Cruz County GIS Website.  
 The contour interval is 1 foot.



REVISION  
 APPROVED  
 Paul Hagan, L.S. 777

HANAGAN LAND SURVEYING  
 305-C BOJUEL AVE.,  
 SANTA CRUZ, CA 95062  
 PHONE (831) 469-3428

Topographic & Boundary Map, The Lands Of:  
**Samuel Bruce Abbey**  
 106 Cliff Ave, Capitola, CA, 95010

Santa Cruz County  
 A.P.N. 036-112-17  
 DATE 3-5-2021  
 SCALE 1" = 8'

SHEET  
**SU-1**  
 OF 1 SHEETS  
 21015  
 JOB NO.

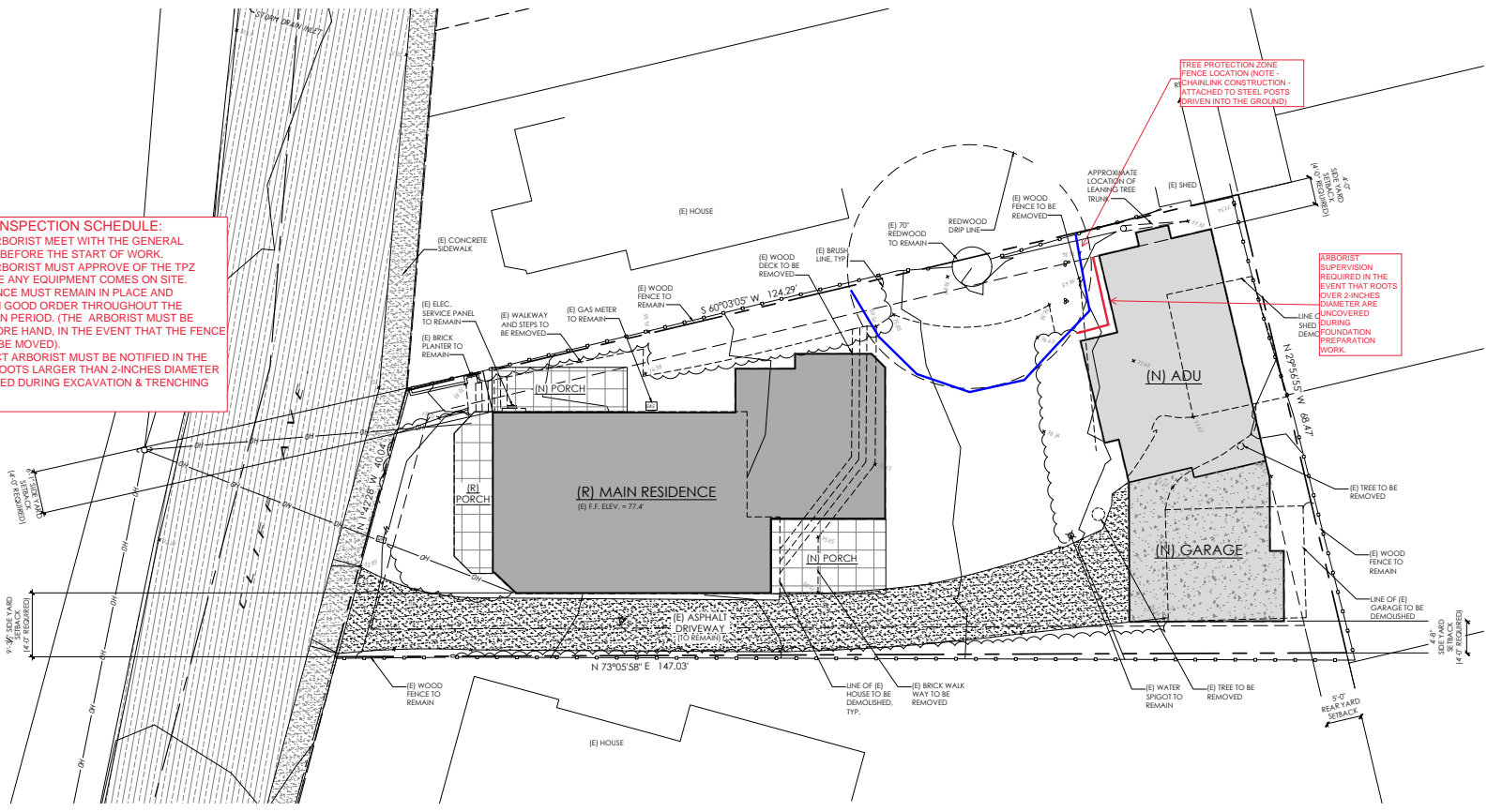


**TREE PROTECTION PLAN:**

**TREE #1 - THE 80-INCH DBH COAST REDWOOD ON THE NORTH BOUNDARY LINE.**

Prepared by Nigel Belton - Consulting Arborist  
8.10.21

**ARBORIST INSPECTION SCHEDULE:**  
 1- PROJECT ARBORIST MEET WITH THE GENERAL CONTRACTOR BEFORE THE START OF WORK  
 2- PROJECT ARBORIST MUST APPROVE OF THE TPZ FENCE BEFORE ANY EQUIPMENT COMES ON SITE.  
 3- THE TPZ FENCE MUST REMAIN IN PLACE AND MAINTAINED IN GOOD ORDER THROUGHOUT THE CONSTRUCTION PERIOD. (THE ARBORIST MUST BE NOTIFIED BEFORE HAND, IN THE EVENT THAT THE FENCE MAY HAVE TO BE MOVED).  
 4- THE PROJECT ARBORIST MUST BE NOTIFIED IN THE EVENT THAT ROOTS LARGER THAN 2-INCHES DIAMETER ARE UNCOVERED DURING EXCAVATION & TRENCHING WORK.



SITE LEGEND	
	PROPERTY LINE
	SETBACK LINE
	EXISTING RESIDENCE
	PROPOSED ADU
	LINE OF EXISTING WOOD FENCE
	EXISTING TREE, LANDSCAPING, WALLS, RETAINING WALL, LAWN & CURBED PLANTING AREAS
	EXISTING IMPERVIOUS CONCRETE DRIVE & PATIOS
	NEW IMPERVIOUS CONCRETE DRIVE, PATIO & WALKWAY

SITE PLAN NOTES	
1.	PROJECT REQUIRES MINIMAL GRADING.
2.	UNNECESSARY GRADING AND DESTABILIZING OF THE SOIL SHALL BE AVOIDED.
3.	ANY EXCESS MATERIAL SHALL BE DISPOSED OF ON SITE OR STOCKPILED IN A MANNER TO AVOID RUNOFF DURING ADJOINING PROPERTIES.
4.	ANY MATERIAL STOCKPILED DURING CONSTRUCTION SHALL BE COVERED WITH PLASTIC.
5.	NO CHANGE TO EXISTING WATER AND SEWER SERVICE LINES.
6.	ALL EXISTING TREE, LANDSCAPE AND HARDSCAPE TO REMAIN; ALL EXISTING SET WALLS AND GATES TO REMAIN; NO NEW OR DEMOLITION OF LANDSCAPE AND HARDSCAPE OTHER THAN AT IMMEDIATE AREAS OF NEW CONSTRUCTION.

DRAINAGE NOTES	
1.	DOWNSPOUTS TO GO TO EXISTING DRAINS.
2.	ARCHITECT TO FIELD VERIFY LOCATIONS OF DOWNSPOUTS.
3.	PROJECT TO MAINTAIN EXISTING DRAINAGE PATTERNS.



**NOTICE**  
 THE DOCUMENT IS CONFIDENTIAL AND NOT BE LOANED, REPRODUCED, COPIED, REPRODUCED, OR OTHERWISE DISSEMINATED WITHOUT THE WRITTEN CONSENT OF THE ARCHITECT.

**ABBEEY RESIDENCE**  
 REVOCABLE ADDITION & ADU  
 106 CLIFF AVENUE  
 CAPITOLA, CA 95010  
 APN: 036-112-17

**SITE PLAN**



DATE	06 / 28 / 21
DRAWN	LC
BY	ABBEEY
SHEET	

**P1**

ABBEEY.eplan TB.dwg

6/28/2021 10:34 AM

Autocad 2011

**SITE PLAN**  
 SCALE: 1/8" = 1'-0"

This space reserved SCCO ePlan stamp



#	SPECIES	TRUNK DIAMETER AT 54-INCHES ABOVE GRADE -- (DBH)	ESTIMATED HEIGHT	ESTIMATED SPREAD	HEALTH (1 = BEST RATING)	STRUCTURE (1 = BEST RATING)	SUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	UNSUITABLE FOR PRESERVATION (BASED ON CONDITION RATING)	REMOVAL REQUIRED FOR PROPERTY IMPROVEMENTS	PROTECTED TREE	COMMENTS
	<i>SHEET 1 of 1.</i>										
1	Coast Redwood <i>(Sequoia sempervirens)</i>	80	50	25	2	2	X	-	-	X	The trunk of this large tree transects the northern property boundary.
2	Kohuhu Pittosporum <i>(Pittosporum tenuifolium)</i>	5.5/4/4	20	10	3	4	-	X	X	-	This tree has multiple trunks.
3	Kohuhu Pittosporum	6.5/3/4	20	10	3	4	-	X	X	X	This tree has multiple trunks.
4	Bailey Acacia <i>(Acacia baileyana)</i>	8	20	15	2	3	-	X	X	X	This tree has a strong lean to the east.
5	English Walnut <i>(Juglans regia)</i>	14.5	25	25	3	3	X	-	X	X	-
6	Liquidambar <i>(Liquidambar styraciflua)</i>	21	45	35	2	4	-	X	X	X	This tree has a very poor structure.

# **TREE PRESERVATION AREA – KEEP OUT**

**TREE PROTECTION ZONE FENCING MUST REMAIN IN  
PLACE DURING THE ENTIRE CONSTRUCTION PERIOD**

**FENCING MUST NOT BE MOVED OR DISMANTLED  
WITHOUT THE NOTIFICATION OF THE PROJECT  
MANAGER AND THE WRITTEN CONSENT OF THE  
PROJECT ARBORIST**

**R-1 (Single-Family Residential) Zoning District**  
106 Cliff Avenue – Primary Structure

<b>Development Standards – Primary Structure</b>				
<b>Building Height</b>				
<b>R-1 Regulation</b>	<b>Existing</b>		<b>Proposed</b>	
27 ft. (Historic)	38 ft. 7 in. (turret) 32 ft. 1 in. (roofline)		38 ft. 7 in. (turret) 32 ft. 1 in. (roofline) <b>41 ft. (chimney)</b> <b>27 ft. 8 in. (new roofline)</b> <b>Variance Required</b>	
<b>Floor Area</b>				
	<b>Existing</b>		<b>Proposed</b>	
First Story Floor Area	1,150 sq. ft.		1,467 sq. ft.	
Second Story Floor Area	812 sq. ft.		1,247 sq. ft.	
Third Story Floor Area	527 sq. ft.		255 sq. ft.	
<b>Setbacks</b>				
	<b>R-1 regulation</b>		<b>Existing</b>	<b>Proposed</b>
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.		8 ft. 4 in.	13 ft. <b>Existing nonconforming</b>
<b>Front Yard 2<sup>nd</sup> Story</b>	20 ft.		15 ft.  8 ft. 4 in. (deck)	15 ft. <b>Existing nonconforming</b> 8 ft. 4 in. (deck) <b>Existing nonconforming</b>
<b>Front Yard 3<sup>rd</sup> Story</b>	20 ft.		17 ft. 8 in.	17 ft. 8 in. <b>Existing nonconforming</b>
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width	Lot width 54 ft. 3 in.  5 ft. 5 in. min.	North: 6 ft.  South: 9 ft. 2 in.	North: 6 ft.  South: 9 ft. 2 in.
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width 54 ft. 3 in.	North: 6 ft.  South: 9 ft. 2 in.	North: 6 ft. <b>Existing nonconforming</b>  South: 9 ft. 2 in.
<b>Side Yard 3<sup>rd</sup> Story</b>			North: 15 ft. 4 in.  South: 9 ft. 2 in.	North: 15 ft. 4 in.  South: 9 ft. 2 in.
<b>Rear Yard 1<sup>st</sup> Story</b>	20% of parcel depth	Lot depth 135 ft. 8 in.  25 ft. min.	75 ft. 8 in.	55 ft. 11 in.
<b>Rear Yard 2<sup>nd</sup> Story</b>			75 ft. 8 in.	65 ft. 5 in.
<b>Rear Yard 3<sup>rd</sup> Story</b>			79 ft. 10 in.	79 ft. 10 in.

**R-1 (Single-Family Residential) Zoning District**  
106 Cliff Avenue – Detached Garage

<b>Development Standards – Detached Garage</b>		
	<b>R-1 Regulation</b>	<b>Proposed</b>
Floor Area		457 sq. ft.
Maximum Height	15 feet.	<b>15 ft. 10 in.</b> <b>Height Exception Required</b>
Front Setback	40 ft.	104 ft. 10 in.
Side Setback	3 ft.	North: 52 ft. 2 in.  South: 2 in.
Rear Setback	3 ft.	5 ft. 3 in.

**R-1 (Single-Family Residential) Zoning District**  
106 Cliff Avenue – ADU

<b>Development Standards – Accessory Dwelling Unit</b>		
	<b>R-1 Regulation</b>	<b>Proposed</b>
Maximum Floor Area	800 square feet	698 sq. ft.
Maximum Height	16 ft.	12 ft. 11 in.
Front Setback	15 ft.	92 ft. 8 in.
Side Setback	4 ft.	North: 5 ft. 2 in.  South: 25 ft. 1 in.
Rear Setback	4 ft.	5 ft.

P A S T  
CONSULTANTS LLC

Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

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March 21, 2022

Sean Sesanto, Assistant Planner  
City of Capitola Planning Department  
420 Capitola Ave.  
Capitola, CA 95010

Re: 106 Cliff Ave., Capitola, CA – Final Secretary of the Interior’s Standards Compliance Review; APN. 036-112-17

Dear Mr. Sesanto:

This letter evaluates the proposed alterations to the property located at 106 Cliff Avenue, in Capitola, California. The site contains a modified house (circa-1904) constructed in the Queen Anne style and two outbuildings.

### **Project Methodology**

On December 6, 2021 PAST Consultants, LLC (PAST) visited the subject property with you to view the existing conditions of the buildings and discuss the proposed building alterations. Design drawings by Cove Britten, AIA, of Matson Architects and dated 7/30/2021 were discussed as the first iteration of the proposed building alterations. The initial design includes a two-story rear addition with the two existing outbuildings to be replaced by an Accessory Dwelling Unit (ADU).

On December 14, 2021, PAST submitted a preliminary review letter of the proposed drawings for conformance with the *Secretary of the Interior’s Standards for Rehabilitation* (the *Standards*). This letter provided recommendations to the initial drawing set, which included a relocation of the proposed south-elevation fireplace chimney to preserve existing Queen Anne-style wood-sash windows, to not install a standing seam metal roof on the existing southwest tower and to differentiate the cladding of the proposed rear addition from the cladding of the historic house.

PAST discussed these recommendations with you, the architect and the Client in our remote meeting held on January 12, 2022. The design team agreed to modify the design to address some of the preliminary concerns and to design a project that would meet the *Standards*. Project drawings of the modified design were submitted to the City of Capitola on March 11, 2022. The following letter report evaluates the proposed design as presented on the architectural drawings by Cove Britton of Mattson Architects, dated March 11, 2022.

---

P.O. Box 721  
Pacific Grove, CA 93950  
www.pastconsultants.com

### Existing Site Conditions

The site contains a modified house (circa-1904) constructed in the Queen Anne style and two outbuildings. The house has a complex roof plan with a southwest corner tower, a front hipped-roof section and a rear, gable-roofed mass with cornice returns; shed-roofed dormers at the rear of the roof mass; a removed chimney converted to a metal attic vent; fenestration consisting of original upper-floor wood-sash windows with decorative diamond-pattern top sash and replaced aluminum sash windows on the lower floor. Exterior cladding consists of V-groove wood siding finishing the first story, with patterned wood shingles finishing the second story (**Figures 1 – 4**).



**Figures 1 and 2.** Left image shows the front (west) elevation, as viewed from the street. Right image details the front porch replacement on the west elevation.



**Figures 3 and 4.** Left image shows the rear (east) elevation, with arrows indicating a rear addition and circa-1960s aluminum sliding glass doors. The upper-story wood sash windows are original. Right image details the north elevation, with modified entrance beneath the shed roof (arrow).



The site contains two outbuildings on the eastern property line (**Figures 5 and 6**).



**Figures 5 and 6.** Left image shows the circa-1949 wood-clad shed outbuilding at the northwest property corner. Right image details the circa-1933 corrugated metal vehicle shed.

### Construction Chronology

Based on the Sanborn maps, Assessor records and permits obtained from the City of Capitola Planning Department, the following is the estimated building chronology:

- Circa-1904. Construct original house (Assessor' records and 1905 Sanborn map).
- Circa-1930. Remove rear service porch and construct rear addition (1933 Sanborn map).
- Circa-1933. Construct corrugated metal garage (1933 Sanborn map).
- Circa-1949. Construct wood-framed shed (Assessed in 1949).
- Permit No. 750, 1952. Reroof part of building with composition shingles.
- Permit No. 1707, 1958. Reroof part of building with composition shingles.
- Estimated date, circa-1950s. Install second-floor deck on west elevation.
- Permit No. 4056, 1968. Reroof unspecified areas of building.
- Permit No. 7288, 1974. Demolish two structures at unspecified locations.
- Estimated date, circa-1970s: Replace front porch, relocate entrance to north elevation, construct shed roofed entrance porch on north elevation and construct rear wood deck (no permit located for this work).
- Permit No. 14803, 1993. Remove brick chimney and replace with a metal chimney.
- Permit No. 14865, 1993. Reroof unspecified areas of building.
- Permit No. BP1998-171, 1998. Repair termite damage at second floor deck.
- Permit No. BP2011-54, 2011. Repair furnace.
- Permit No. BP2012-56, 2012. Replace furnace and ductwork.
- Permit No. BP20160041, 2016. Replace exterior plumbing.

## Remaining Character Defining Features

An early image of the house appears below (**Figure 9**).



**Figure 9.** Undated image of the subject property, showing the open porch and entrance on the west elevation.

The undated photograph indicates an open front porch and west-elevation entrance, the patterned upper-story wood shingles and second-floor decorative wood sash windows. The remaining character-defining features are:

- Complex roof massing with west-elevation hipped roof nested with a gable roof and southwest corner tower.
- Decorative wood detailing, including wide fasciae, cornice returns, cornice boards between the first and second stories and wood window surrounds.
- Second-floor wood-sash windows with decorative, diamond-pattern upper sash.
- Variation of exterior cladding, with horizontal V-groove siding (6" exposure) finishing the lower story and patterned wood shingles on the upper story.

### **Character Defining Features: Conclusions**

The above list indicates the remaining character defining features that are original to the subject house and that communicate the Queen Anne Victorian style. While the two outbuildings appear to be over 50 years old, both outbuildings were constructed out of the period of significance (circa-



1904) of the subject house and in styles and materials that are not in keeping with the Queen Anne-style house. For these reasons, the two outbuildings are not considered to be character-defining features of the site.

While no permit exists that dates the modifications that enclosed the front porch and relocated the original entrance to the house's north elevation, inspection of the materials indicate the porch alterations to be of recent construction, possibly in the 1970s. The porch enclosure clearly is a recent alteration to the subject house and is not character defining.

### **The Secretary of the Interior's Standards**

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is rehabilitation. The *Standards* describe rehabilitation as:

In *Rehabilitation*, historic building materials and character-defining features are protected and maintained as they are in the treatment Preservation; however, an assumption is made prior to work that existing historic fabric has become damaged or deteriorated over time and, as a result, more repair and replacement will be required. Thus, latitude is given in the *Standards for Rehabilitation and Guidelines for Rehabilitation* to replace extensively deteriorated, damaged, or missing features using either traditional or substitute materials. Of the four treatments, only Rehabilitation includes an opportunity to make possible an efficient contemporary use through alterations and additions.<sup>1</sup>

The ten *Standards* for rehabilitation are:

1. A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.
2. The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.
3. Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.
4. Changes to a property that have acquired historic significance in their own right will be retained and preserved.
5. Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.

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<sup>1</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.

6. Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.
7. Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.
8. Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.
9. New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.
10. New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.

### Summary of Proposed Alterations

The proposed project is an interior remodel and installation of a two-story rear addition to the existing historic house. A new fireplace chimney will be constructed behind the tower on the front elevation. Removal of the existing outbuildings and the construction of a combined ADU/garage are also proposed. Design Drawings by Cove Britton of Mattson Architects, dated March 11, 2022 were the design drawings reviewed for this historic evaluation.

Based on recommendations from the design meeting held on January 12, 2022, the following modifications were agreed upon by the Client's design team:

- Wood-shake roof cladding will be installed on the southwest tower, rather than a standing-seam metal roof.
- Size of proposed south-elevation chimney reduced. Chimney relocated to behind the southwest tower, to reduce its visibility and highlight the historic structure.
- Wood siding and wood shingles of the rear addition will be differentiated from the exterior wall cladding of the historic house.
- Original Queen Anne-style wood-sash windows with decorative diamond-pane top sash that will be removed for installation of the rear addition will be salvaged and used on the building.

## Evaluation of Proposed Alterations

For the proposed alterations to the subject building, the following lists the ten *Standards* for rehabilitation, with an evaluation given below each standard.

1. *A property will be used as it was historically or be given a new use that requires minimal change to its distinctive materials, features, spaces, and spatial relationships.*

The proposed alterations will allow the building to continue its residential building use, while retaining the existing character defining features that remain on the building, in keeping with this *Standard*.

2. *The historic character of a property will be retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize a property will be avoided.*

The proposed rear addition removes several original Queen Anne-style wood-sash windows from the rear elevation. While these original features are being removed, examples of the historic windows exist on the primary elevations. In addition, these windows will be salvaged and used on the proposed rear addition, which will preserve these examples of original craftsmanship. Since the *Standards* prioritize using the rear (and least primary) elevation as the location for additions, the relocation of these windows meets this *Standard*.

3. *Each property will be recognized as a physical record of its time, place, and use. Changes that create a false sense of historical development, such as adding conjectural features or elements from other historic properties, will not be undertaken.*

The proposed rehabilitation design does not add conjectural features or elements from other historic properties that would confuse the remaining character-defining features of the existing building, in keeping with this *Standard*.

4. *Changes to a property that have acquired historic significance in their own right will be retained and preserved.*

The *Standard* does not apply, as no changes have acquired historic significance.

5. *Distinctive materials, features, finishes, and construction techniques or examples of craftsmanship that characterize a property will be preserved.*

The proposed alterations maintain the primary elevation's distinctive materials, features and finishes that characterize the property, including the corner tower's wood-shake cladding, the original Queen Anne-style wood-sash windows with diamond-pane top sash, the wood window surrounds, the existing wood cladding and the wood details in keeping with this *Standard*.

6. *Deteriorated historic features will be repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature will match the old in design, color, texture, and, where possible, materials. Replacement of missing features will be substantiated by documentary and physical evidence.*

The proposed alterations will repair the remaining character defining features listed above. Severely deteriorated features, such as decayed wood window surrounds and wood wall cladding

will be repaired, rather than replaced, using established rehabilitation techniques for a given substrate.

7. *Chemical or physical treatments, if appropriate, will be undertaken using the gentlest means possible. Treatments that cause damage to historic materials will not be used.*

Physical treatments to repair deteriorated woodwork, including the removal of paint, will be undertaken using methods that will not damage the historic wood, in keeping with this *Standard*.

8. *Archeological resources will be protected and preserved in place. If such resources must be disturbed, mitigation measures will be undertaken.*

This *Standard* does not apply, as archaeological features are not identified at the site.

9. *New additions, exterior alterations, or related new construction will not destroy historic materials, features, and spatial relationships that characterize the property. The new work shall be differentiated from the old and will be compatible with the historic materials, features, size, scale and proportion, and massing to protect the integrity of the property and its environment.*

The proposed additions are on the rear and non-primary elevation of the building as recommended by this *Standard*. Following our preliminary review and design meeting with the Client's design team, the current rehabilitation design has placed the proposed chimney addition further back from the southwest corner tower, allowing the tower to remain highlighted and to preserve existing south-elevation historic windows.

The proposed rear addition will be differentiated from the original house by using wood siding boards of a different exposure width and a wood shingle pattern of differing size or shape than the original house. The proposed rear addition is minimally visible from the street and is in scale and massing with the original house. Relocation of several original rear elevation windows preserves these examples of historic construction.

The design of the proposed garage/ADU is within scale and massing of the original residence. The use of board-and-batten wood siding and modern window technology will clearly differentiate this new structure as having been of recent construction.

For these reasons, the proposed rehabilitation design meets this *Standard*.

10. *New additions and adjacent or related new construction will be undertaken in such a manner that, if removed in the future, the essential form and integrity of the historic property and its environment would be unimpaired.*

If desired, the proposed additions could be removed and the building reversed to its original configuration, as the remaining elevations are being minimally impacted by the proposed rehabilitation design. Since the remaining character defining features of the subject house will be maintained, the property will maintain adequate historic integrity and satisfy this *Standard*.

## Conditions of Approval

1. The details of the porch replacement and first-floor windows, such as the type/configuration of the windows and the type/style of the wood columns are not detailed on the drawings. It is recommended that the architect provide this information in a proposed porch detail, based on the photographic evidence that exists (see **Figure 9**).
2. Provide dimensions of the rear addition's existing and proposed wood wall cladding, including the proposed upper-floor shingle pattern and the proposed lower-floor wood siding exposure width to ensure it differentiates from the historic house.

## Conclusion

In conclusion, the proposed design alterations to 106 Cliff Avenue, Capitola, meet the *Secretary of the Interior's Standards for Rehabilitation*, provided the conditions of approval are met. Because the proposed alterations to the building meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any questions regarding this review letter.

Sincerely,



Seth A. Bergstein, Principal



106 Cliff Avenue – Existing Conditions Photos



Third-story 'large room'



Third-story 'central space'



Third-story turret

# Capitola Planning Commission

## Agenda Report



**Meeting:** April 7, 2022  
**From:** Community Development Department  
**Topic:** 1410 Prospect Avenue

**Permit Number: 21-0376**

**APN: 034-046-19**

Design Permit, Historical Alteration Permit and Variance to demolish an existing residence and construct a new home that retains nonconformities for size and setbacks. The project is located within the R-1-GH (Single-Family Residential) zoning district and (Geologic Hazards) overlay zone.

This project is in the Coastal Zone and requires a Coastal Development Permit which is appealable to the California Coastal Commission after all possible appeals are exhausted through the City.

Environmental Determination: Categorical Exemption

Property Owner: Alex Johnson

Representative: Derek Van Alstine, Filed: 08.24.21

### **Applicant Proposal:**

The applicant is proposing to demolish an existing 1,606 square-foot, two-story, single-family residence and construct a new 1,422 square-foot, two-story, single family residence with a 796 square-foot basement. The proposal includes the relocation and remodel of an existing detached garage, and a variance request to construct a residence that retains current nonconformities for the required setbacks and maximum allowable floor area. Overall, the project decreases the degree of existing non-conformities, improves onsite parking, and retains the development pattern along the street. The project is located at 1410 Prospect Avenue within in the R-1-GH (Single-Family Residential, Geologic Hazards) zoning district.

### **Background:**

On January 26, 2022, Development and Design Review Staff reviewed the application and provided the applicant with the following direction:

Public Works Representative, Danielle Uharriet: stated that the drainage must be prepared by an engineer and that a minor revocable encroachment permit will be required for improvements in the public right of way. She also stated that improvements along Prospect Avenue must maintain the existing street flowline.

Building Official, Robin Woodman: inquired about the scale of work to the existing garage and asked about basement bedroom egress.

Assistant Planner, Sean Sesanto: noted the proposed locations of the new second-story deck, the basement, and the garage remodel should not exacerbate or create nonconformities and made suggestions to better comply with setbacks and height.



Following the Development and Design Review meeting, the applicant submitted the required applications for a variance and encroachment permit. The plans were revised to address development standard comments.

#### Development Standards:

The following table outlines the zoning code requirements for development in the R-1 Zoning District. The applicant is seeking a variance to construct a new residence with similar setbacks to the existing residence which has nonconforming setbacks and, in conjunction with the existing garage, exceeds the maximum allowable floor area ratio (FAR).

Development Standards				
Building Height				
R-1 Regulation	Existing		Proposed	
25 ft.	21 ft. 7 in.		24 ft. 4 in.	
Floor Area Ratio (FAR)				
	Existing		Proposed	
<b>Lot size</b>	2,416 sq. ft.		2,416 sq. ft.	
<b>Maximum Floor Area Ratio</b>	58% (Max 1,401 sq. ft.)		58% (Max 1,401 sq. ft.)	
First Story Floor Area	1,197 sq. ft.		978 sq. ft.	
Second Story Floor Area	409 sq. ft.		444 sq. ft.	
Basement	N/A		796 sq. ft. Exempt for floor area, Included in parking calc.	
Detached Garage	300 sq. ft. -250 sq. ft. exempt		280 sq. ft. -250 sq. ft. exempt	
<b>Total FAR</b>	68.5% (1,656 sq. ft.)		60.1% (1,452 sq. ft.) <b>Variance Required</b>	
Setbacks				
	R-1 regulation		Existing	Proposed
<b>Front Yard 1<sup>st</sup> Story</b>	15 ft.		7 in. into ROW	5 ft. <b>Variance</b>
<b>Front Yard 2<sup>nd</sup> Story</b>	20 ft.		7 in. into ROW	5 ft. <b>Variance</b>
<b>Side Yard 1<sup>st</sup> Story</b>	10% lot width	Lot width 64 ft. 3 in.  6 ft. 5 in. min.	North: 5 ft. 9 in.  South: 19 ft. 1 in.	North: 10 ft.  South: 20 ft. 11 in.
<b>Side Yard 2<sup>nd</sup> Story</b>	15% of width	Lot width 64 ft. 3 in.  9 ft. 8 in. min.	North: 5 ft. 9 in.  South: 31 ft. 2 in.	10 ft.  South: 26 ft. 5 in.
<b>Rear Yard 1<sup>st</sup> Story</b>	20% of parcel depth	Lot depth 38 ft. 2 in.	2 ft. 10 in.	0 ft. <b>Variance</b>

		7 ft. 7 in. min.		
<b>Rear Yard 2<sup>nd</sup> Story</b>	20% of parcel depth	Lot depth 38 ft. 2 in.  7 ft. 7 in. min.	19 ft. 1 in.	10 ft. 10 in.  7 ft. 7 in. Deck
<b>Detached Garage</b>				
	<b>R-1 Regulation</b>	<b>Existing</b>	<b>Proposed</b>	
Height	12 ft. when less than 8 feet from side property line	11 ft. 9 in.	10 ft. 11 in.	
Front	40 ft.	1 ft. into ROW	1 ft. 6 in. <b>Existing nonconforming</b>	
Side	3 ft.	North: 52 ft. 1 in.  South: 0 ft.	North: 52 ft. 2 in.  South: 3 in. <b>Existing nonconforming</b>	
Rear	3 ft.	1 ft.	3 ft.	
Encroachments (list all)				
<b>Parking</b>				
2,001 – 2,600 sq. ft.: 3 per unit, 1 covered	<b>Required</b>	<b>Existing</b>	<b>Proposed</b>	
	3 spaces total	1 spaces total	3 spaces total	
	1 covered 2 uncovered	1 covered 0 uncovered	1 covered 2 uncovered	
<b>Underground Utilities: Required with 25% increase in area</b>				Yes

**Discussion:**

The existing residence at 1410 Prospect Avenue is a historic, two-story single-family home with a detached garage. The property is located within the Jewel Box neighborhood along the western bluffs overlooking the Capitola Village. The lot is located within the Geologic Hazards overlay. The homes along Prospect Avenue are predominantly two-story, single-family residences. The project requires a Design Permit, Historic Alteration Permit, Coastal Development Permit, and Variance.

**Design Permit**

The existing residence and detached garage are non-conforming with existing encroachments over the front property line into the public right of way. The existing detached garage is also located directly along the south-side property line with no setback. The proposal establishes new building footprints entirely within the subject property. The home is moved toward the center-rear of the lot and the existing detached garage will be relocated a few inches away from the south side setback and 18 inches behind the front property line.

The applicant is proposing to construct a new home that maintains similar scale, massing, materials, and placement as the existing residence. The home will utilize composition roofing,

square-cut shingle siding, and an asymmetrical gable roof with one centered wall-dormer facing Prospect Avenue. The garage will be remodeled in a style similar to the home with shingle siding, a new forward-facing gable roof and shed roof accent over the garage doors.

In addition to the front doors, the proposed garage design includes swinging doorways on the east (rear) elevation which when opened would extend over the Santa Cruz County Regional Transportation Commission property. For property and slope stability considerations, staff has included condition #24 requiring any rear access doorway(s) not extend beyond the property line and not be wide enough to allow vehicular access.

#### Historic Alteration Permit

The proposed project would demolish the existing residence at 1410 Prospect Avenue and requires approval of a Historic Alteration Permit by the Planning Commission. Also, historic resources are identified as environmental resources within the California Environmental Quality Act (CEQA). Any modification to a historic resource must comply with the Secretary of Interior Standards to qualify for a CEQA exemption.

Architectural Historian Leslie Dill prepared an initial evaluation of the property for its potential historical significance prior to design submittal (Attachment 4). She noted that numerous modifications have been made to the roof and windows, that exterior siding was largely replaced, and that the original porch was enclosed and obscured much of the original design. She concluded that although much of the historic materials have been lost, the property would still be eligible for historic designation on the basis of 'broad historical patterns in the early development of the city'. During a preliminary design meeting, based on this initial evaluation, staff recommended that the design maintain the scale of the historic pattern along the street.

Historic Architect, Seth Bergstein, subsequently evaluated the proposed design for compatibility with the *Secretary of the Interior's Standards for Reconstruction*. Specifically, Mr. Bergstein cited *Standards 4-6* as most applicable with the following findings:

4. *The reconstructed building will be recreated using existing documentary evidence taken from the site prior to demolition. The new building will match the existing house in scale, massing, design, and the use of historic wood materials.*
5. *While the reconstruction will match the appearance of the original building, the new building will utilize modern window technology and detailing to clearly identify it as a contemporary re-creation, in keeping with this Standard.*
6. *While the subject house's appearance has been altered substantially over time, it's overall scale, massing, materials, and placement within the historic Prospect Avenue streetscape are the priorities in this reconstruction. These aspects of the original building will be maintained in the new construction to enable it to contribute to the established historic setting of altering rooflines and building facades along Prospect Avenue.*

Of note, the construction will maintain the unique streetscape of continuous rooflines paired with in-kind replacement of materials and preservation of massing from existing documentary evidence. Mr. Bergstein concluded that the construction would preserve the site's contribution to the historic neighborhood setting to meet the *Standards*. Therefore, the project would be a less than significant impact on the historic resource and conform with CEQA requirements.

#### Nonconforming Structure - Garage

The existing detached garage encroaches within the required front, rear, and side setbacks and is therefore a legal non-conforming structure. Pursuant to code section 17.92.070, structural

alterations to an existing non-complying structure may not exceed 80 percent of the present fair market value of the structure. Based on a full remodel and relocation under the construction cost breakdown with no additions, the alterations will not exceed 50 percent of the present fair market value of the structure, so the alterations are permissible. The project will also correct the garage encroachment into the public right of way and comply with the rear setback.

Floor Area

The maximum allowed floor area ratio for the site is 58% (1,401 square feet). Currently, the site exceeds the maximum floor area ratio by over 250 square feet (68.5%). The proposed application reduces the floor area but exceeds the maximum FAR by 50 square feet (60.1%), and therefore requires a variance. The application includes a new 796 square-foot basement which is exempt from the floor area calculation.

Parking

Although basements are excluded from floor area calculations, they are included in parking requirements pursuant to §17.48.030(6)(g). The combined conditioned space equals 2,218 square feet which requires three parking spaces, one of which must be covered. The applicant is proposing to retain the detached garage and provide two new uncovered spaces in a tandem configuration.

Variance

The applicant is seeking approval of a variance to the required setbacks and floor area ratio.

Pursuant to §17.128.060, the Planning Commission, on the basis of the evidence submitted at the hearing, may grant a variance permit when it finds:

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**  
Staff Analysis: The unique circumstance applicable to the subject property is that the property is a historic site, with an irregularly shaped lot that is both small and shallow by Capitola standards. The variance allows the construction of a residence that is comparably-sized with improved siting on the lot and will continue to contribute to the historic context of the Prospect Avenue streetscape.
- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.**  
Staff Analysis: The substandard lot size is unique with depths ranging from 29 to 46 feet. Incorporating the required 15 feet front yard setback and 8 feet rear yard setback, results in an extremely limited building pad of 778 square feet. The existing primary structure has a footprint 1200 square feet, and the proposed footprint is 978 square feet. The overwhelming majority of properties along the bluff side of Prospect Avenue do not comply with all minimum setbacks for primary structures, accessory structures, or both. In particular, many structures are located along the front lot lines. Lots decrease in size towards the southern end of the block and are typified by increased FAR and reduced setbacks. The subject property is the second most southern lot and is also one of the smallest on Prospect Avenue. A breakdown of the estimated floor area ratios of adjacent properties is included as Attachment 6.
- C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance is necessary to preserve the use already enjoyed by the subject property and is already enjoyed in the vicinity with respect to lot siting and massing.

**D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**

Staff Analysis: The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. In particular, proposed project has been designed to remove existing structural encroachments into the public right of way and improve parking.

**E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**

Staff Analysis: The majority of properties on the bluff-side of Prospect Avenue do not comply with required setbacks. On the southern half of the block many properties additionally do not comply with current floor area ratio standards.

**F. The variance will not have adverse impacts on coastal resources.**

Staff Analysis: The variance will not adversely impact coastal resources. Although there are no coastal resources on the subject property, a public pathway exists between the rear of the lot and the railway. Conditions have been added to limit construction impacts to the site and surrounding area.

In conclusion, the variance request for setbacks and floor area ratio is consistent with the historic development pattern of the block. The substandard lot size is unique with depths ranging from 29 to 46 feet. Overall, the application decreases the existing nonconformities on the site, including a 200 square foot reduction in above-ground massing.

**Geological Hazards Overlay**

The property is located in the Geological Hazards Overlay. The property is located more than 200 feet from the coastal bluff; therefore, no increased setback regulations apply. Condition #8 requires a geotechnical report prior to issuance of building permit to ensure no impacts from the proposed development.

**Archeological Sensitive Areas**

The property is also within the archaeological sensitive area. Conditions of Approval #25–31 require an archaeological survey and monitoring plan with procedures to follow if cultural resources are discovered. A qualified archaeological monitor shall be retained to oversee the excavation activities.

**CEQA:**

Section 15302 of the CEQA Guidelines exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This project involves the replacement of an existing single-family residence and remodel of an existing garage subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

**Recommendation:**

Staff recommends the Planning Commission review the application and consider approving the Design Permit, Historical Alteration Permit, and Variance as conditioned **or** continuing the application to the next hearing with direction on necessary modifications to the plans.

**Attachments:**

1. Plan Set
2. Material Information
3. Variance Application
4. Preliminary Historic Evaluation Letter
5. Secretary of the Interior Standards Review Letter
6. Floor Area Neighborhood Survey

**Conditions of Approval:**

1. The project approval consists of Design Permit, Historical Alteration Permit, and Variance to allow the demolition of an existing historic structure and construction of a 1,422 square-foot single-family residence with a 796 square-foot basement. The project includes a remodel of an existing 280 square-foot detached garage, and variance for the primary structure setbacks and maximum floor area ratio. The maximum Floor Area Ratio for the 2,416 square foot property is 58% (1,401 square feet). The total FAR of the project is 60.1% with a total of 1,452 square feet, exceeding the maximum FAR by 51 feet. The application does comply with front, side, and rear yard setbacks. A variance for setbacks and floor area ratio was approved for the project. The proposed project is approved as indicated on the final plans reviewed and approved by the Planning Commission on April 7, 2022, except as modified through conditions imposed by the Planning Commission during the hearing.
2. Prior to construction, a building permit shall be secured for any new construction or modifications to structures authorized by this permit. Final building plans shall be consistent with the plans approved by the Planning Commission. All construction and site improvements shall be completed according to the approved plans
3. At time of submittal for building permit review, the Conditions of Approval must be printed in full on the cover sheet of the construction plans.
4. At time of submittal for building permit review, Public Works Standard Detail SMP STRM shall be printed in full and incorporated as a sheet into the construction plans. All construction shall be done in accordance with the Public Works Standard Detail BMP STRM.
5. Prior to making any changes to approved plans, modifications must be specifically requested and submitted in writing to the Community Development Department. Any significant changes to the size or exterior appearance of the structure shall require Planning Commission approval.
6. Prior to issuance of building permit, a landscape plan shall be submitted and approved by the Community Development Department. The landscape plan can be produced by the property owner, landscape professional, or landscape architect. Landscape plans shall reflect the Planning Commission approval and shall identify type, size, and location of species and details of any proposed (but not required) irrigation systems.

7. Prior to issuance of building permit, all Planning fees associated with permit #21-0376 shall be paid in full.
8. Prior to issuance of building permit, the applicant shall provide a geotechnical report and demonstrate compliance with its recommendations to the satisfaction of the Building Department.
9. Prior to issuance of building permit, the developer shall pay Affordable housing in-lieu fees as required to assure compliance with the City of Capitola Affordable (Inclusionary) Housing Ordinance.
10. Prior to issuance of a building permit, the applicant must provide documentation of plan approval by the following entities: Santa Cruz County Sanitation Department, Soquel Creek Water District, and Central Fire Protection District.
11. Prior to issuance of building permits, a drainage plan, grading, sediment and erosion control plan, shall be submitted to the City and approved by Public Works. The plans shall be in compliance with the requirements specified in Capitola Municipal Code Chapter 13.16 Storm Water Pollution Prevention and Protection.
12. Prior to issuance of building permits, the applicant shall submit a stormwater management plan to the satisfaction of the Director of Public Works which implements all applicable Post Construction Requirements (PCRs) and Public Works Standard Details, including all standards relating to low impact development (LID).
13. Prior to any land disturbance, a pre-site inspection must be conducted by the grading official to verify compliance with the approved erosion and sediment control plan.
14. Prior to any work in the City road right of way, an encroachment permit shall be acquired by the contractor performing the work. No material or equipment storage may be placed in the road right-of-way.
15. During construction, any construction activity shall be subject to a construction noise curfew, except when otherwise specified in the building permit issued by the City. Construction noise shall be prohibited between the hours of nine p.m. and seven-thirty a.m. on weekdays. Construction noise shall be prohibited on weekends with the exception of Saturday work between nine a.m. and four p.m. or emergency work approved by the building official. §9.12.010B
16. Prior to a project final, all cracked or broken driveway approaches, curb, gutter, or sidewalk shall be replaced per the Public Works Standard Details and to the satisfaction of the Public Works Department. All replaced driveway approaches, curb, gutter or sidewalk shall meet current Accessibility Standards.
17. Prior to issuance of a Certificate of Occupancy, the applicant shall demonstrate compliance with the tree removal permit authorized by this permit for two trees to be removed from the property. Three replacement trees shall be planted or so as to meet fifteen percent canopy coverage and/or a replacement ratio of 2:1. Required replacement trees shall be of the same size, species and planted on the site as shown on the approved plans.



18. Prior to issuance of a Certificate of Occupancy, compliance with all conditions of approval shall be demonstrated to the satisfaction of the Community Development Director. Upon evidence of non-compliance with conditions of approval or applicable municipal code provisions, the applicant shall remedy the non-compliance to the satisfaction of the Community Development Director or shall file an application for a permit amendment for Planning Commission consideration. Failure to remedy a non-compliance in a timely manner may result in permit revocation.
19. This permit shall expire 24 months from the date of issuance. The applicant shall have an approved building permit and construction underway before this date to prevent permit expiration. Applications for extension may be submitted by the applicant prior to expiration pursuant to Municipal Code section 17.156.080.
20. The planning and infrastructure review and approval are transferable with the title to the underlying property so that an approved project may be conveyed or assigned by the applicant to others without losing the approval. The permit cannot be transferred off the site on which the approval was granted.
21. Upon receipt of certificate of occupancy, garbage and recycling containers shall be placed out of public view on non-collection days.
22. Prior to issuance of building permits, the building plans must show that the existing overhead utility lines will be underground to the nearest utility pole.
23. Prior to demolition of the existing structure, a pest control company shall resolve any pest issue and document that all pest issues have been mitigated. Documentation shall be submitted to the city at time of demolition permit application.
24. The garage doorway on the east (rear) elevation shall be of a sliding barn-door style or similar in such a way that no portion of the opening extends beyond the subject property and that vehicles may not pass through to the backyard.
25. Prior to issuance of a building permit, an archaeological survey report and monitoring plan shall be prepared for the development.
  - a. The archaeological survey report shall include, at a minimum, a field survey by an archaeologist, survey of available state resource information at the Northwest Regional Information Center of the California Archaeological Inventory, description of the site's sensitivity, and any identified archaeological resources. The city will initiate the preparation of the survey report at the applicant's expense utilizing a qualified archaeologist selected by the community development department.
  - b. The cultural resource monitoring plan shall, at a minimum:
    - i. Identify all areas of proposed grading or earth disturbing activities which have the potential to impact historic or prehistoric resources;
    - ii. Identify the qualified archaeological monitor assigned to the project;
    - iii. Describe the proposed monitoring program, including the areas to be monitored, the duration of monitoring, and monitoring protocols;
    - iv. Outline procedures to be followed if cultural resources are discovered, including requirements to stop work, consultation with the City and any Native

- American participation (as appropriate), resource evaluation, mitigation plan requirements, and protocols if human remains are encountered; and
- v. Include post-monitoring reporting requirements and curation procedures.
26. Prior to issuance of a building or grading permit, the applicant shall submit evidence that a qualified archaeological monitor has been retained to oversee all earthwork activities.
  27. The archaeological monitor shall attend a construction meeting to coordinate required grading monitoring activities with the construction manager and contractors.
  28. If resources are encountered, the archaeological monitor shall have the authority to stop work until a significance determination is made.
  29. If significant resources are discovered, work may remain halted at the archaeologist's discretion until such time that a mitigation plan has been prepared and implemented with the concurrence of the Community Development Department.
  30. Following completion of archaeological monitoring, the archaeologist shall submit a summary and findings of the monitoring work.
    - a. If no resources are recovered, a brief letter report shall be completed that includes a site record update on a California Department of Park and Recreation form 523.
    - b. If significant resources are recovered, the report shall include a preliminary evaluation of the resources, a preliminary map of discovered resources, a completed California Department of Park and Recreation form 523, and recommendations for additional research if warranted.
  31. If human remains are found at any time, the immediate area of the discovery shall be closed to pedestrian traffic along the Prospect Avenue street frontage and the Santa Cruz County Coroner must be notified immediately. If the Coroner determines that the remains are Native American, the Native American Heritage Commission shall be notified as required by law.
  32. The archaeological monitor may discontinue monitoring with approval by the Community Development Director if he/she finds that site conditions, such as the presence of imported fill or other factors, indicates that significant prehistoric deposits are not possible.
  33. The archaeologist shall prepare a grading monitoring letter report summarizing all monitoring work and any recovered resources. The letter report shall be submitted to the Community Development Department within 30 days following completion of grading activities.

### **Design Permit Findings**

**A. The proposed project is consistent with the general plan, local coastal program, and any applicable specific plan, area plan, or other design policies and regulations adopted by the city council.**

Community Development Staff and the Planning Commission have reviewed the proposed demolition and similar construction of an existing residence and remodel of an existing garage. With the granting of a variance to the required setbacks and maximum floor area ratio, the project secures the purpose of the General Plan, and Local Coastal Program, and design policies and regulations adopted by the City Council.

**B. The proposed project complies with all applicable provisions of the zoning code and municipal code.**

Community Development Staff and the Planning Commission have reviewed the application for the demolition and replacement of an existing residence and remodel of an existing garage. With a granting of a variance to the required setbacks and maximum floor area ratio, the project complies with all applicable provisions of the zoning code and municipal code.

**C. The proposed project has been reviewed in compliance with the California Environmental Quality Act (CEQA).**

Section 15302 of the CEQA Guidelines exempts the replacement or reconstruction of existing structures and facilities where the new structure will be located on the same site as the structure replaced and will have substantially the same purpose and capacity as the structure replaced. This project involves replacement of a single-family residence and remodel of an existing garage subject to the R-1 (single-family residence) Zoning District. No adverse environmental impacts were discovered during review of the proposed project.

**D. The proposed development will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity.**

Community Development Staff and the Planning Commission have all reviewed the reviewed the application. The proposed project will not be detrimental to the public health, safety, or welfare or materially injurious to the properties or improvements in the vicinity. The project will improve parking in the vicinity by meeting on-site requirements.

**E. The proposed project complies with all applicable design review criteria in Section 17.120.070 (Design review criteria).**

The Community Development Staff and the Planning Commission have reviewed the application. With the granting of a variance to the required setbacks and maximum floor area ratio, the proposed complies with all applicable design review criteria in Section 17.120.070.

**F. The proposed project maintains the character, scale, and development pattern of the neighborhood.**

Community Development Staff and the Planning Commission have all reviewed the application. The design of the reconstructed residence and remodeled garage will fit in nicely with the existing neighborhood. The project will maintain the character, scale, and development pattern of the neighborhood and of the existing dwelling.

### Historic Alteration Findings

- A. The historic character of a property is retained and preserved. The removal of distinctive materials or alteration of features, spaces, and spatial relationships that characterize the property is avoided.**

Community Development Staff and the Planning Commission have reviewed the proposed similar construction of the historic structure and determined that the building will be recreated using existing documentary evidence taken from the site prior to demolition. The new building will be similar to the existing house in scale, massing, design, and the use of historic wood materials.

- B. Distinctive materials, features, finishes, and construction techniques or examples of fine craftsmanship that characterize a property are preserved.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that the new structure will preserve the historic streetscape and alternating rooflines of Prospect Avenue, including the overall scale, massing, materials, placement.

- C. Any new additions complement the historic character of the existing structure. New building components and materials for the addition are similar in scale and size to those of the existing structure.**

Community Development Staff and the Planning Commission have reviewed the proposed determined that alterations from the original design, such as the rear deck, are in similar scale and size and compliment the historic character of the site and structure. The remodeled garage complements the primary structure and pattern of alternating rooflines of Prospect Avenue.

- D. Deteriorated historic features are repaired rather than replaced. Where the severity of deterioration requires replacement of a distinctive feature, the new feature matches the old in design, color, texture, and, where possible, materials.**

Community Development Staff and the Planning Commission have reviewed the proposed project and determined that the existing structure has been subject to numerous structural and material alterations and replacements with limited original materials. The proposed similar construction will recreate distinctive features and incorporate in-kind replication of historic wood materials.

- E. Archeological resources are protected and preserved in place. If such resources must be disturbed, mitigation measures are undertaken.**

Community Development Staff and the Planning Commission have conditioned the project to include mitigation measures should archeological resources be identified.

### **Variance Findings**

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.**

The unique circumstance applicable to the subject property is that the property is a historic site, with an irregularly shaped lot that is both small and shallow by Capitola standards. The variance allows the construction of a residence that is comparably-sized with improved siting on the lot and will continue to contribute to the historic context of the Prospect Avenue streetscape.

**B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.**

The substandard lot size is unique with depths ranging from 29 to 46 feet. Incorporating the required 15 feet front yard setback and 8 feet rear yard setback, results in an extremely limited building pad of 778 square feet. The existing primary structure has a footprint 1200 square feet, and the proposed footprint is 978 square feet. The overwhelming majority of properties along the bluff side of Prospect Avenue do not comply with all minimum setbacks for primary structures, accessory structures, or both. In particular, many structures are located along the front lot lines. Lots decrease in size towards the southern end of the block and are typified by increased FAR and reduced setbacks. The subject property is the second most southern lot and is also one of the smallest on Prospect Avenue.

**C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.**

The variance is necessary to preserve the use already enjoyed by the subject property and is already enjoyed in the vicinity with respect to lot siting and massing.

**D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the properties or improvements in the vicinity or in the same zone as the subject property.**

The variance will not impose any detrimental impacts on the public health, safety, or welfare, or be injurious to properties or improvements in the vicinity or in the same zone as the subject property. In particular, proposed project has been designed to remove existing structural encroachments into the public right of way and improve parking.

**E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.**

The majority of properties on the bluff-side of Prospect Avenue do not comply with required setbacks. On the southern half of the block many properties additionally do not comply with current floor area ratio standards.

**F. The variance will not have adverse impacts on coastal resources.**

The variance will not adversely impact coastal resources. Although there are no coastal resources on the subject property, a public pathway exists between the rear of the lot and the railway. Conditions have been added to limit construction impacts to the site and surrounding area.

### **Coastal Findings**

**A. The project is consistent with the LCP land use plan, and the LCP implementation program.**

The proposed development conforms to the City's certified Local Coastal Plan (LCP) land use plan and the LCP implementation program.

**B. The project maintains or enhances public views.**

The proposed project is located on private property at 1410 Prospect Avenue. The project will not negatively impact public landmarks and/or public views.

**C. The project maintains or enhances vegetation, natural habitats and natural resources.**

The proposed project is located at 1410 Prospect Avenue. The near natural landforms and a coastal trail. Conditions have been added to limit impacts during construction, protect vegetation, and maintain natural vegetation cover.

**D. The project maintains or enhances low-cost public recreational access, including to the beach and ocean.**

The project involves the demolition and replacement of an existing residence and remodel of an existing garage, which will not negatively impact low-cost public recreational access.

**E. The project maintains or enhances opportunities for visitors.**

The project involves the demolition and replacement of an existing residence and remodel of an existing garage, which will not negatively impact visitor serving opportunities.

**F. The project maintains or enhances coastal resources.**

The project involves the demolition and replacement of an existing residence and remodel of an existing garage, which will not negatively impact coastal resources. Although there are no coastal resources on the subject property, a public pathway exists between the rear of the lot and the railway. Conditions have been added to limit construction impacts to the site and surrounding area.

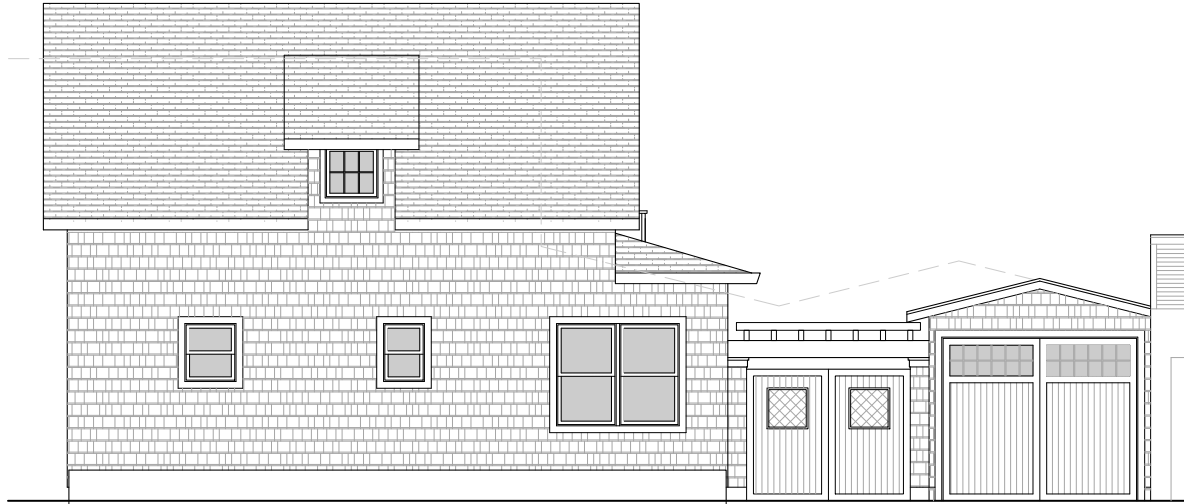
**G. The project, including its design, location, size, and operating characteristics, is consistent with all applicable design plans and/or area plans incorporated into the LCP.**

With the granting of a variance, the proposed residential project complies with all applicable design criteria, design guidelines, area plans, and development standards. The operating characteristics are consistent with the R-1 (Single-Family Residential) zone.

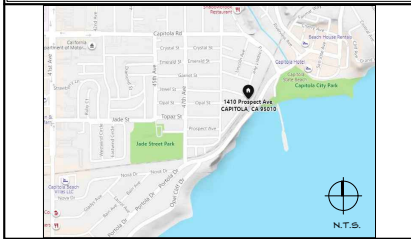
**H. The project is consistent with the LCP goal of encouraging appropriate coastal development and land uses, including coastal priority development and land uses (i.e., visitor serving development and public access and recreation).**

The project involves the demolition and replacement of an existing residence and remodel of an existing garage on a residential lot of record. The project is consistent with the LCP goals for appropriate coastal development and land uses. The use is an allowed use consistent with the R-1 zoning district.

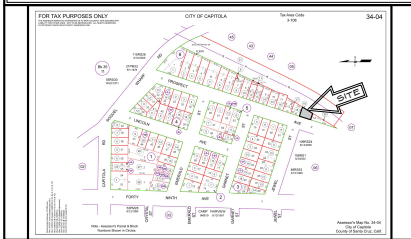
# JOHNSON RESIDENCE



VICINITY MAP



PARCEL MAP



PROJECT DATA

SETBACKS					
FRONT YARD	REQUIRED	EXISTING	PROPOSED		
GARAGE	18'-0"	- 8 1/2"	1'-6"		
1st STORY	15'-0"	- 4 1/2"	5'-1"		
2nd STORY	20'-0"	- 4 1/2"	5'-1"		
REAR YARD					
1st STORY	20'-0"	3'-4 1/2"	0'-0"		
2nd STORY	20'-0"	18'-9 1/2"	12'-1 1/2"		
SIDE YARD					
1st STORY	7'-0" (L) & 7'-0" (R)	5'-9" (L) & 4 1/2" (R)	10'-0" (L) & 4 1/2" (R)		
2nd STORY	9'-6" (L) & 9'-6" (R)	5'-9" (L) & 3'-1 1/2" (R)	10'-0" (L) & 26'-4" (R)		
HEIGHT	25'-0"	21'-7"	23'-0"		
FLOOR AREA RATIO	LOT SIZE	MAX (56%)	EXISTING (67%)	PROPOSED (58.9%)	
	2,415 sq.ft.	1,400.7 sq.ft.	1,624 sq.ft.	1,423 sq.ft.	
FLOOR AREA	HABITABLE SPACE	FIRST FLOOR COVERED DECK OR PORCH (<150 sq.ft. CREDIT>)	SECOND FLOOR DECK	GARAGE	TOTAL
BASEMENT	<978 sq.ft.>				<978 sq.ft.>
MAIN LEVEL	978 sq.ft.	<12 sq.ft.>		608 sq.ft.	996 sq.ft.
UPPER LEVEL	427 sq.ft.		258 sq.ft.	250 = 18 sq.ft.	427 sq.ft.
(P) TOTAL					1,423 sq.ft.
** AREA NOT COUNTED PER CHAPTER 17.4B.040					
*** STAIR AREA COUNTED ONCE AT GROUND LEVEL					
PARKING		REQUIRED	PROPOSED		
		3 SPACES, ONE OF WHICH MUST BE COVERED	1 COVERED SPACE 2 UNCOVERED		
TOTAL		3 SPACES	3 SPACES		

BUILDING INFORMATION

**PROJECT DESCRIPTION:**  
DEMOLITION OF EXISTING 1,654 sq.ft. SINGLE FAMILY RESIDENCE, AND CONSTRUCTION OF A NEW TWO-STORY, 1,465 sq.ft. SINGLE FAMILY DWELLING AND 978 sq.ft. BASEMENT. RELOCATE EXISTING DETACHED GARAGE.

**PROJECT ADDRESS:**  
1410 PROSPECT AVE  
CAPITOLA, CA 95010

**PARCEL NUMBER:**  
034-146-19

**ZONING DESIGNATION:**  
R1

**OCCUPANCY CLASSIFICATION:**  
R-3

**CONSTRUCTION TYPE:**  
TYPE V-B UNSPRINKLERED

**CODE NOTE:**  
THESE PLANS CONFORM TO THE 2019 CALIFORNIA RESIDENTIAL, BUILDING, MECHANICAL, PLUMBING, ELECTRICAL AND ENERGY CODE. STRUCTURAL ENGINEERING SHALL CONFORM TO 2019 CALIFORNIA BUILDING CODE. AS AMENDED BY THE STATE OF CALIFORNIA.

CONTACTS

**OWNER:**  
ALEX JOHNSON  
1410 PROSPECT AVE  
CAPITOLA, CA 95010  
(650) 949-2143

**PROJECT DESIGNER:**  
DEREK VAN ALSTINE RESIDENTIAL DESIGN, INC.  
DEREK VAN ALSTINE  
1535 SEABRIGHT AVE SUITE 200  
SANTA CRUZ, CA 95062  
PH: (831) 426-8400  
FAX: (831) 426-8446  
derek@vanalstine.com

**STRUCTURAL ENGINEER:**  
REDWOOD ENGINEERING  
LEONARD WILLIS, P.E.  
1535 SEABRIGHT AVE SUITE 200  
SANTA CRUZ, CA 95062  
PH: (831) 426-8444  
FAX: (831) 426-8446  
LEONARD@REDWOODENGINEERING.NET

**SURVEYOR:**  
ALPHA LAND SURVEYS, INC.  
JEAN PAUL HAPPEE, PLS 8607  
4444 SCOTT VALLEY DRIVE, #7  
SCOTT VALLEY, CA 95066  
PH: (831) 438-4453

DRAWING INDEX

BUILDING DESIGN	
T1	TITLE SHEET
L1	SURVEY
A1	LANDSCAPE PLAN
D1	EXISTING SITE PLAN
A2	SITE DRAINAGE PLAN
A3	EXISTING FLOOR PLANS
A4	FLOOR PLANS
A5	EXISTING EXTERIOR ELEVATIONS
A6	EXTERIOR ELEVATIONS
A7	EXTERIOR ELEVATIONS

DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1535 SEABRIGHT AVE SUITE 200  
SANTA CRUZ, CALIFORNIA  
95062  
PHONE: 831.426.8400 FAX

DVRD  
DEREK VAN ALSTINE  
REGISTERED ARCHITECT  
STATE OF CALIFORNIA  
NO. 10000

JOHNSON RESIDENCE  
1410 PROSPECT AVE.  
CAPITOLA, CA 95010

034-046-19

ISSUE DESCRIPTION

PRELIMINARY DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

REVISIONS

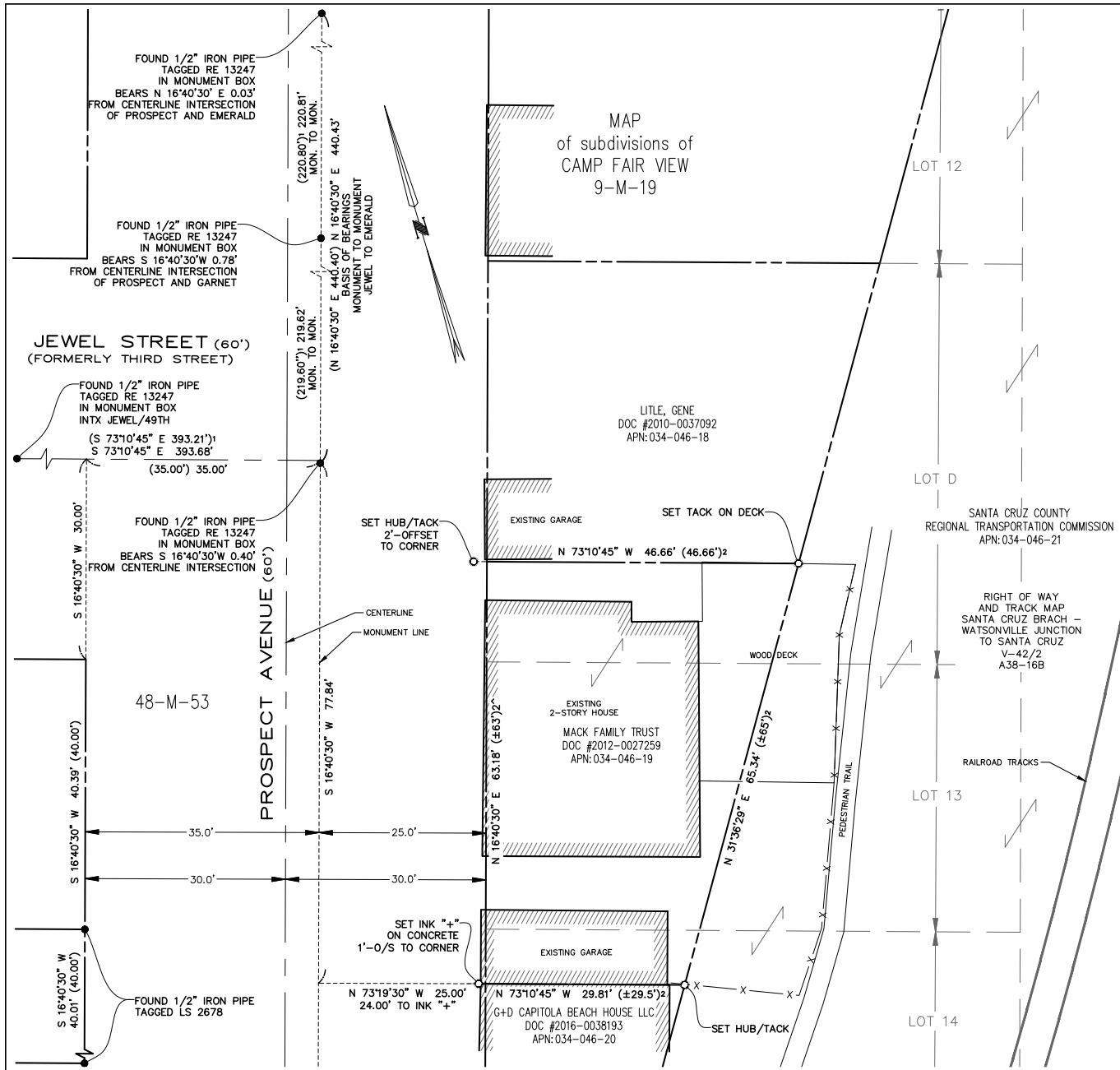
FEB. 6, 2022

TITLE SHEET

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**BASIS OF BEARINGS**

BEARINGS FOR THIS SURVEY ARE BASED ON THE MONUMENT LINE ALONG PROSPECT AVENUE AS SHOWN ON THAT RECORD OF SURVEY FILED IN VOLUME 48 OF MAPS, PAGE 53, SANTA CRUZ COUNTY RECORDS AND WAS ESTABLISHED BETWEEN MONUMENTS FOUND AS SHOWN HEREON.

SOUTH 16°40'30" WEST

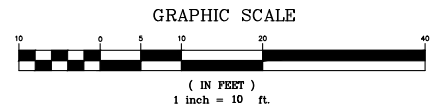
**SURVEYORS NOTES**

1. BOUNDARY LINES DELINEATED ON THIS MAP ARE BASED ON THE SURVEYOR'S OPINION UTILIZING FOUND PHYSICAL EVIDENCE AND RECORDED MAPS AND DEEDS AS LISTED IN THE REFERENCE DOCUMENTS. NO LIABILITY IS ASSUMED BY ALPHA LAND SURVEYS FOR THE EXISTENCE OF ANY EASEMENTS, ENCUMBRANCES, DISCREPANCIES IN BOUNDARY OR TITLE DEFECTS NOT MENTIONED IN SAID DOCUMENTS AND THEREFORE NOT SHOWN ON THIS DRAWING.
2. A TITLE REPORT WAS NOT PROVIDED FOR THIS SURVEY.
3. NO REPRESENTATION IS MADE AS TO ANY PRESCRIPTIVE OR OTHER RIGHTS TO LANDS INCLUDED IN THIS SURVEY.
4. NUMEROUS BUILDINGS ALONG EASTERN SIDE OF PROSPECT AVENUE ENCROACH INTO RIGHT OF WAY.

**LEGEND**

---	PROPERTY LINE
- - - - -	EASEMENT LINE
- · - · -	OLD PROPERTY LINE
---	CENTERLINE
- x - x - x -	FENCE LINE
---	MONUMENT LINE OR TIE LINE
100	DISTANCE MEASURED
(100)	RECORD DATA PER 9-M-19
(100) <sup>1</sup>	RECORD DATA PER 48-M-53
(100) <sup>2</sup>	RECORD DATA PER DOC #2012-0027259
●	FOUND MONUMENT, AS NOTED
○	SET BOUNDARY, AS NOTED

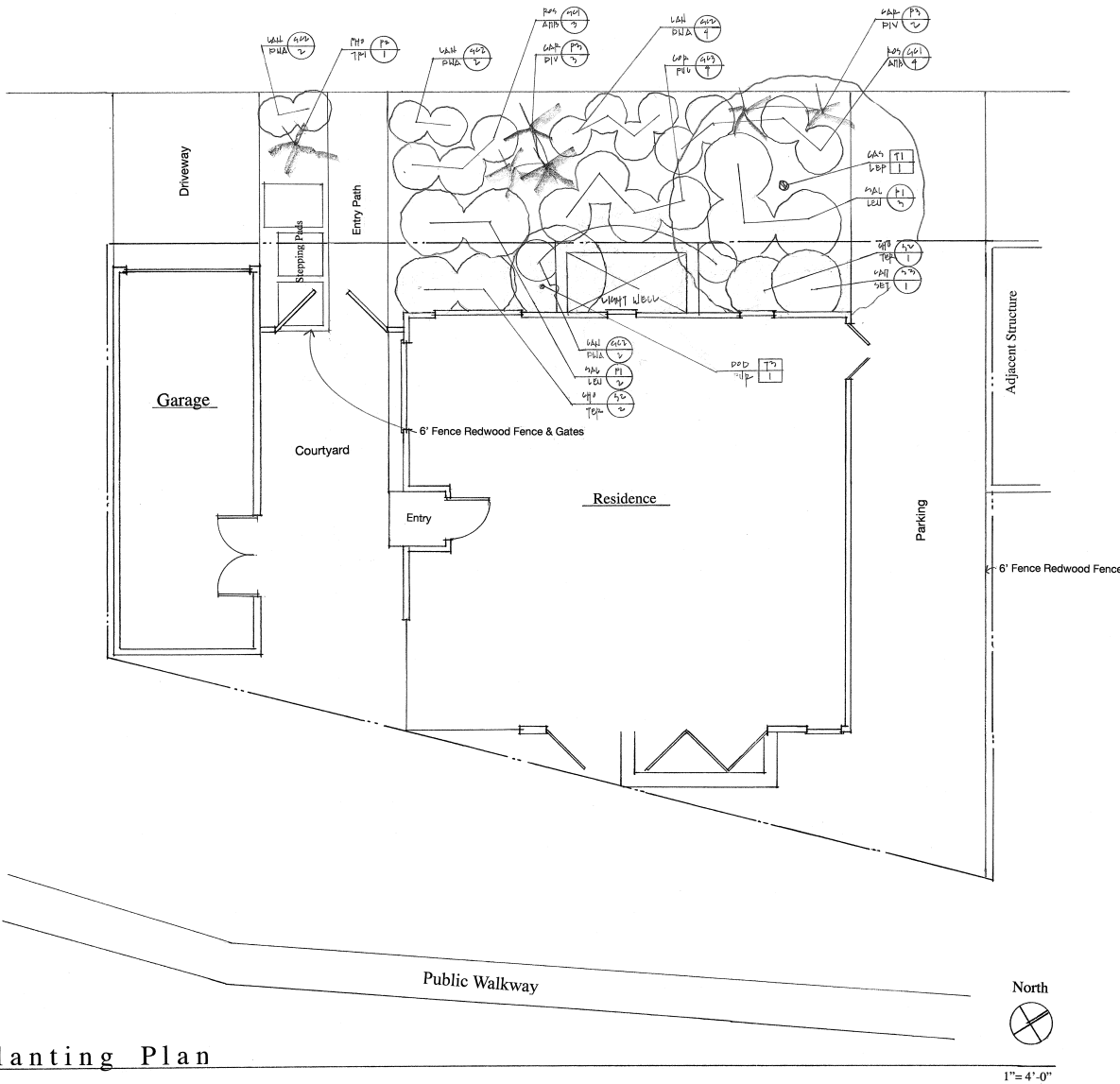
DISTANCES SHOWN ARE IN FEET AND DECIMALS THEREOF



SANTA CRUZ COUNTY APN: 034-046-19

**ALPHA LAND SURVEYS, INC.**

4444 SCOTT VALLEY DR. #7 SCOTT VALLEY, CA 95066 (831) 438-4453	P.O. BOX 1146 MORGAN HILL, CA 95038 (831) 438-4453	BOUNDARY SURVEY LANDS OF MACK 1410 PROSPECT AVE CAPITOLA, CA	SHEET 1 OF ONE
1" = 10'	DATE: 10/9/19	JOB#: 2019-077	



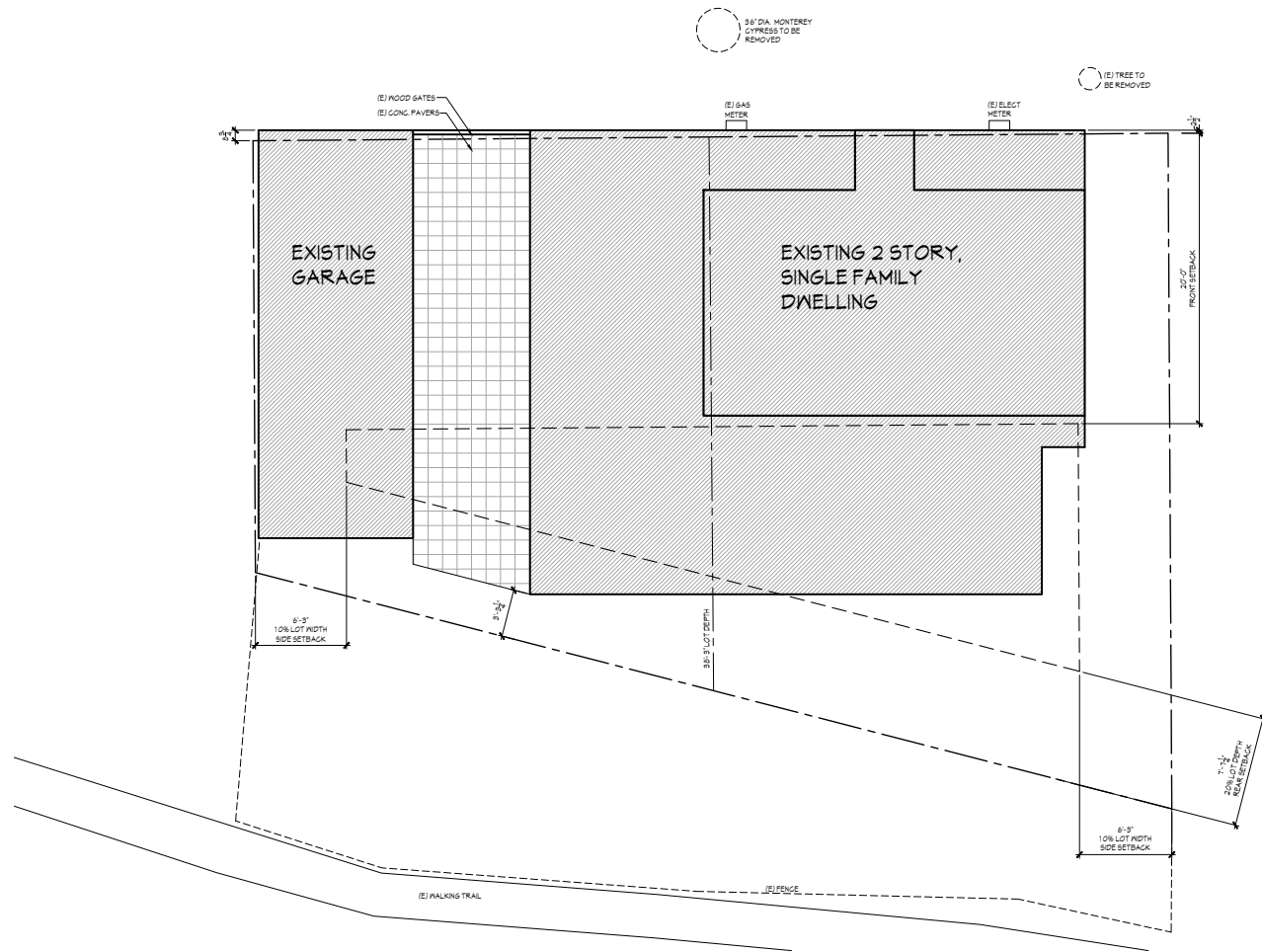
Plant Legend

Sym	Botanical Name	Common Name	Size	Quan
<b>Trees</b>				
T1	Acer palmatum	Green Japanese Maple	15GC	1
T2	Cassia leptophylla	Gold Medallion Tree	15GC	1
T3	Dodonaea viscosa 'Purpurea' - std.	Purple Hoopseed Bush-single trunk	15GC	1
<b>Shrubs</b>				
S1	Rhodocoma capensis	Cape Rest	5GC	1
S2	Choyasia ternata	White Mexican Orange	5GC	2
S3	Camellia sasanqua 'Sersugekka'	White Sasanqua Camellia	5GC	1
<b>Perennials</b>				
P1	Salvia leucantha	Purple Mexican Sage	1GC	5
P2	Phormium 'Tricolor'	Green/White/Pink NZ Flax	5GC	1
P3	Carex divulsa	Berkeley Sedge	1GC	5
<b>Groundcover</b>				
GC1	Rosa 'Amber Flower Carpet'	Amber Flower Carpet Rose	2GC	7
GC2	Lantana 'Dwarf White'	White Trailing Lantana	1GC	10
GC3	Correa pulchella	Light Pink Australian Fuchsia	1GC	4

Notes

- PLANTING AREA PREPARATION**
1. Remove soil as required to accommodate soil amendments and ensure positive drainage away from all structures.
  2. Cultivate all planting areas to a minimum of 6" incorporating a minimum of four cubic yards per 1,000 square feet of permeable area into the soil. Soils with greater than 6% organic matter in the top 6 inches of soil are exempt from adding compost and tilling.
  3. After the completion of all grading and underground construction, all planting areas shall be finish graded, to smooth, even surfaces with positive drainage per existing topography or to drainage swales or structures.
  4. Existing plants to be saved shall be protected from injury.
  5. No stockpiles of plants or materials to be saved shall be located within the drip line of any existing tree to be saved.
- QUALITY OF PLANT MATERIALS**
1. All plant material shall be nursery grown, healthy and free from disease and pests.
  2. Plants not conforming to common nursery standards or found unacceptable by the Landscape Architect will be considered defective and shall be replaced at no additional cost to the owner.
  3. Plants shall be protected from drying out, wind burn and injury during handling and storage.
- INSTALLATION**
1. Planting holes shall be as deep as the root ball and 3 times the width of the root ball.
  2. Each plant shall have a pre made or site made gopher basket of the appropriate size.
  3. Backfill for the planting holes shall be 80 % site soil and 20% 50- 50 blend mushroom compost, aged chicken manure or other approved material.
  4. All planting areas shall be mulched with 3" of redwood bark, fir bark or other approved material, except in turf areas, creeping or rooting groundcovers, or direct seeding applications where mulch is contraindicated.
  5. All trees shall be staked with 2, 2" x 10' lodge pole pine tree stake outside the root ball and secured with two rubber tree ties.

Planting Plan



1 EXISTING SITE PLAN  
SCALE: 1/4" = 1'-0"

DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1335 SHARPE DRIVE, SUITE 200, SAN JOSE, CA 95128  
(408) 253-4444 FAX

DVRD  
DEREK VAN ALSTINE  
ARCHITECT

JOHNSON RESIDENCE  
1410 PROSPECT AVE.  
CAPITOLA, CA 95010

024-046-19
ISSUE DESCRIPTION
PRELIMINARY DESIGN
DESIGN DEVELOPMENT
PLANNING SUBMITTAL AUG. 24, 2021
PERMITS SUBMITTAL
REVISIONS
PLANNING REVISIONS FEB. 6, 2022
EXISTING SITE PLAN

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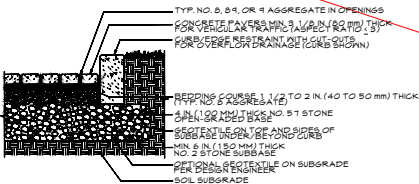
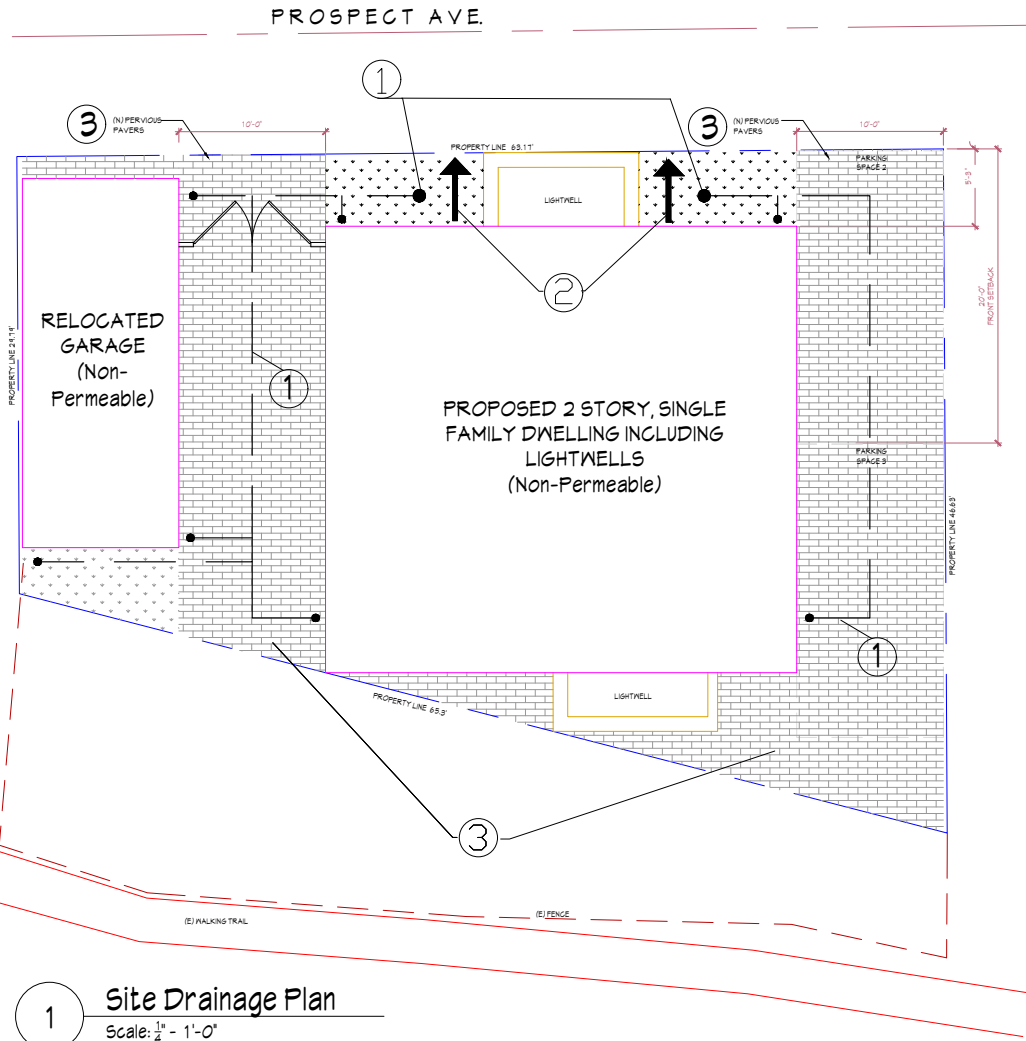
① Roof Downspout connected to 3" Diameter PVC D2729 Drain Pipe with NDS Pop-Up Drainage Emitter at Outfall.

② Direction of Surface Runoff

③ Pervious Paver Detail

- STORMWATER PROJECT INFORMATION**
1. Project Type: Residential - Detached Single Family Home
  2. Tier: Basic (12,500 SF of New/Replaced Impervious Area)
  3. Description: Reconstruction of an existing residence and detached garage
  4. Total Project Site Area: 2,418 SF
  5. Amount of existing (pre-project) impervious surface area (e.g. existing building, paving, hardscape): 1,720 SF
  6. Amount of replaced impervious surface area (e.g. parking lot replaced by a building): 0 SF
  7. Amount of new impervious surface area created (e.g. new building addition and/or patio). Reduced by 4.24 SF via Smaller Building Footprint and Permeable Pavers Use
  8. Total Proposed (post-project) impervious surface area: 1,346 SF

- GENERAL NOTES**
1. All improvements shall be constructed in accordance with the project plans.
  2. The Contractor shall verify all existing conditions, elevations, dimensions, and construction in the field prior to construction. If any discrepancies are noted the contractor shall notify the engineer immediately for direction.
  3. A minimum of 48 hours prior to construction, the contractor shall notify underground Service Alert (uSA) at D 11 for existing utility locations.
  4. The contractor shall not commence work until after a pre-construction meeting has been held with the Owner and City of Capitola, and after a notice to proceed has been issued.
  5. Traffic control during construction shall be the Contractor's responsibility and shall be in accordance with the approved plan submitted to the City of Capitola.
  6. The Contractor shall keep existing streets free from dirt and debris during all phases of construction.
  7. The Contractor shall maintain access to properties along Prospect Avenue throughout the duration of construction.
  8. The Contractor shall repair any damage or interruption of public utilities, water lines, or irrigation systems immediately at no expense to the City of Capitola.
  9. The contractor is responsible for matching existing streets, surrounding landscape, and other improvements with a smooth transition in paving and grading, etc., and is to avoid any abrupt or apparent changes in grades or cross slopes, low points or hazardous conditions.
  10. The contractor shall comply with the rules and regulations of the City of Capitola, County of Santa Cruz, State of California, and Cal/OSHA.
  11. All existing irrigation, landscape materials, pavement, delineation, curb and gutter, and other improvements, that are not to be removed but are damaged during construction, shall be replaced or restored to existing condition at no additional expense and the satisfaction of the Owner.



① Site Drainage Plan  
Scale: 1/4" = 1'-0"

- NOTES**
1. NO. 3 (1/2" DIA) THICK PAVERS MAY BE USED IN PEDESTRIAN AND RESIDENTIAL APPLICATIONS.
  2. NO. 3 STONE SUBBASE THICKNESS Varies WITH DESIGN.
  3. NO. 2 PERMEABLE LAYER WITH NO. 3 CONCRETE PAVEMENT MANUAL.
  4. NO. 2 STONE MAY BE SUBSTITUTED WITH NO. 3 OR NO. 4 STONE.



Alexander Michael Johnson  
Registered Professional Engineer  
Civil - California No. 56635

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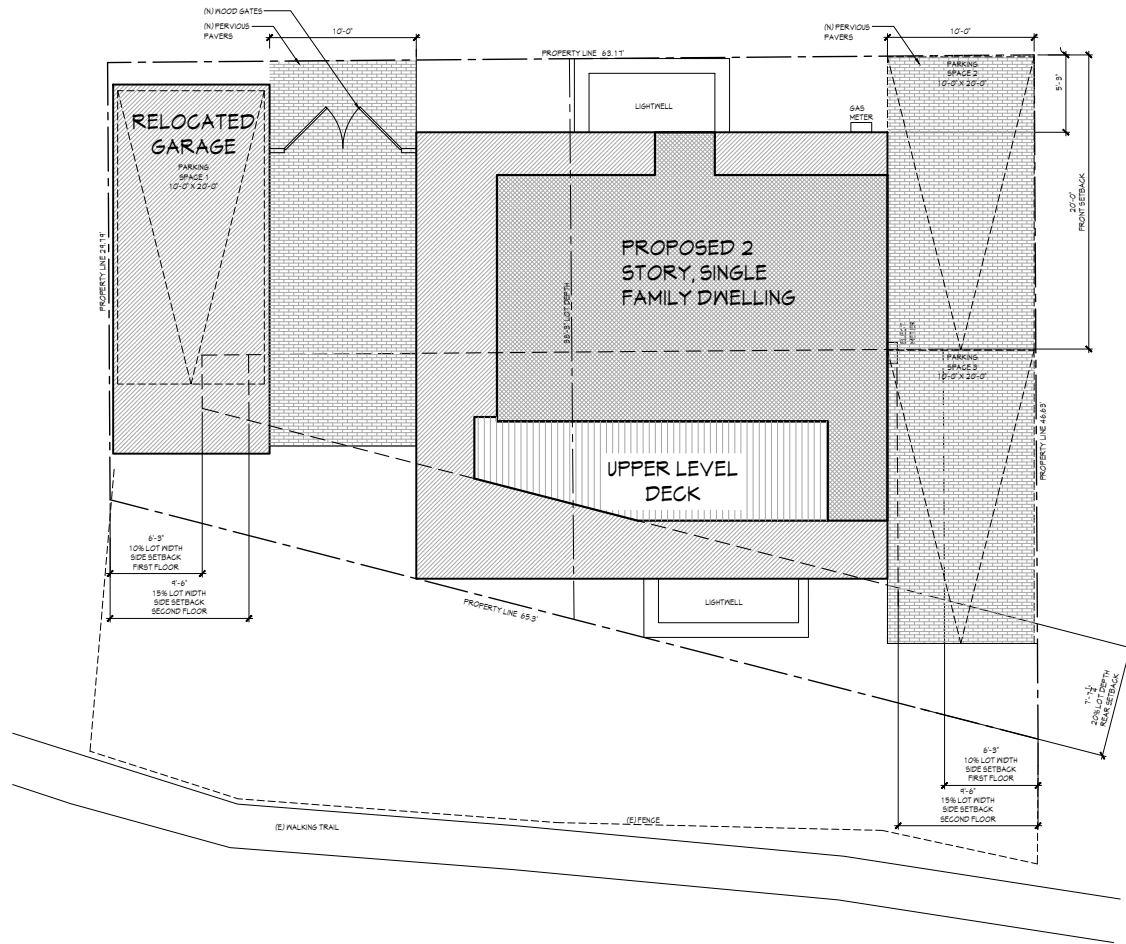
JOHNSON RESIDENCE  
1410 PROSPECT AVE.  
CAPITOLA, CA 95010

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DATE	DESCRIPTION
03/04/2018	SCHEMATIC DESIGN
	DESIGN DEVELOPMENT
	PLANNING SUBMITTAL
	AUG. 24, 2021
	BUILDING SUBMITTAL
	REVISIONS
	PLANNING REVISIONS
	FEB. 8, 2022

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D1



1 LOWER LEVEL FLOOR PLAN / SITE PLAN  
SCALE: 1/4" = 1'-0"

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DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
133 SHARPE DRIVE, SUITE 100, SAN ANTONIO, CALIFORNIA  
(817) 444-4444 FAX: (817) 444-4444

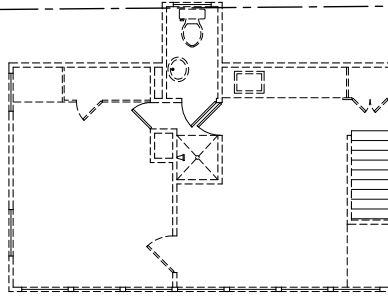
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ARCHITECT  
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1410 PROSPECT AVE.  
CAPITOLA, CA 95010

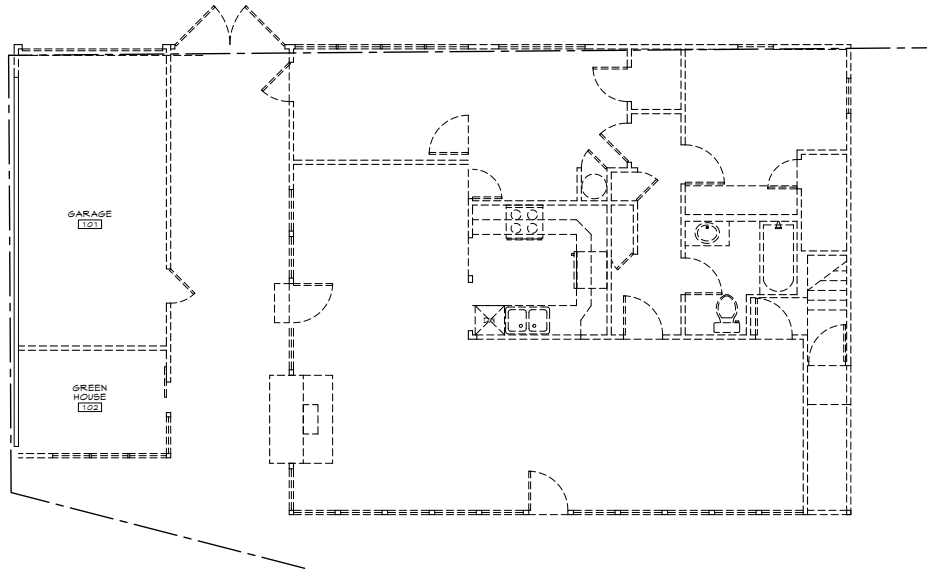
024-016-19
ISSUE DESCRIPTION
SCHEMATIC DESIGN
DESIGN DEVELOPMENT
PLANNING SUBMITTAL AUG. 24, 2021
BUILDING SUBMITTAL
REVISIONS
REVISIONS FEB. 6, 2022

SITE PLAN

A2



2 EXISTING UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



1 EXISTING LOWER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"

WALL LEGEND	
	NEW 2x4 STUD WALL
	NEW 2x6 STUD WALL
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.  
1335 SHARKEY DRIVE, SUITE 100, SAN JOSE, CALIFORNIA  
95128-4400 PHONE: 408.950.4444 FAX: 408.950.4445

DVRD  
DEREK VAN ALSTINE  
ARCHITECT

JOHNSON RESIDENCE  
1410 PROSPECT AVE.  
CAPITOLA, CA 95010

034-046-19

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

PLANNING

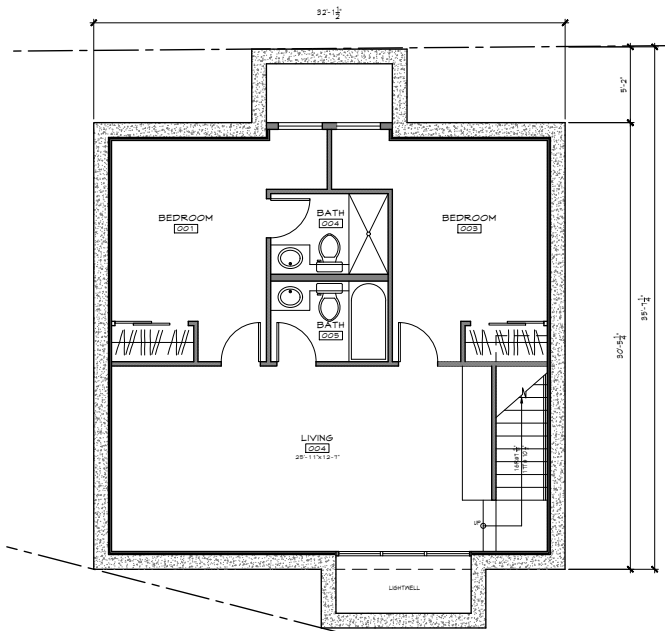
REVISIONS

FEB. 6, 2022

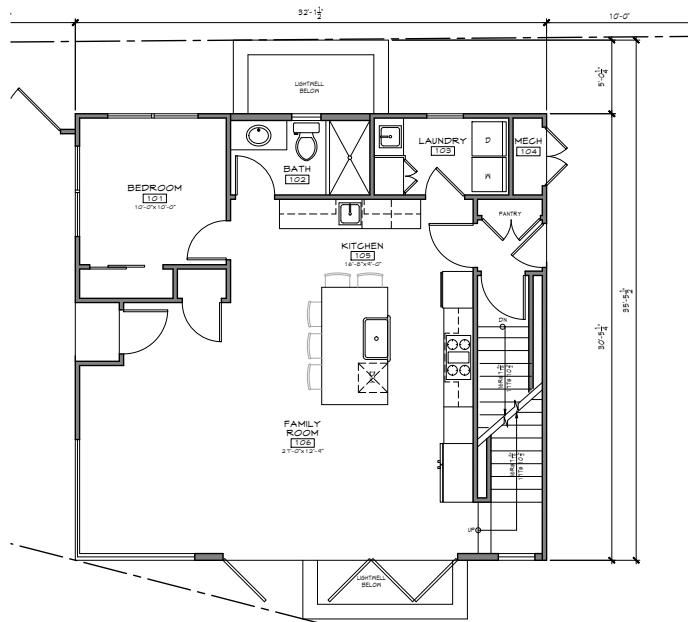
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FLOOR PLANS

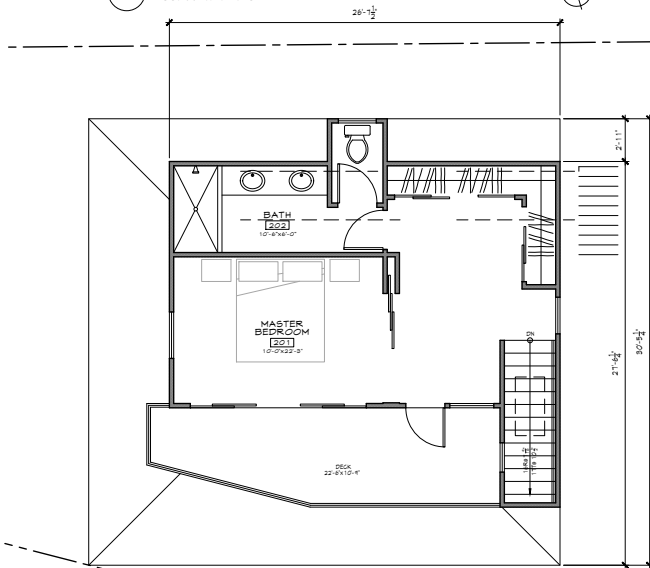
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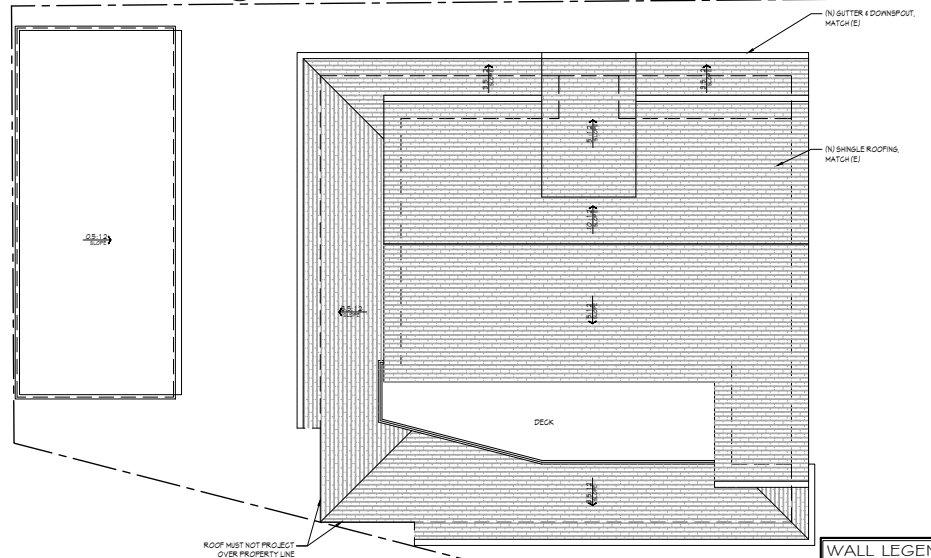
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2 LOWER LEVEL FLOOR PLAN  
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3 UPPER LEVEL FLOOR PLAN  
SCALE: 1/4" = 1'-0"



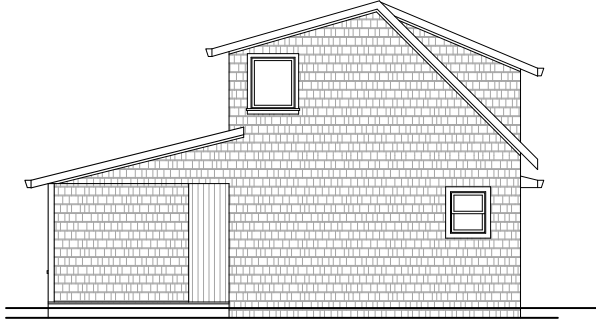
4 ROOF PLAN  
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**WALL LEGEND**

	NEW 2x4 STUD WALL
	NEW 2x4 STUD WALL
	EXISTING WALLS TO BE REMOVED
	EXISTING WALLS TO REMAIN

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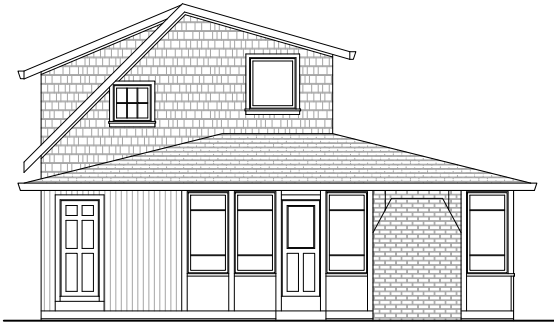




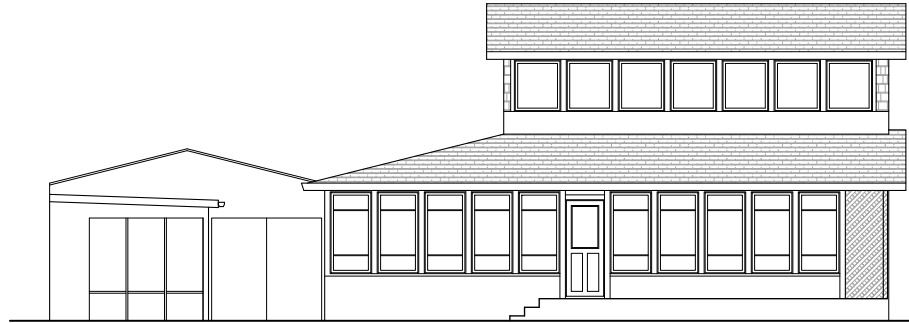
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SCALE: 1/4" = 1'-0"



1 EXISTING WEST ELEVATION  
SCALE: 1/4" = 1'-0"



4 EXISTING SOUTH ELEVATION  
SCALE: 1/4" = 1'-0"



3 EXISTING EAST ELEVATION  
SCALE: 1/4" = 1'-0"

DEREK VAN ALSTINE  
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1335 BARKER BLVD. SUITE 100  
SAN FRANCISCO, CALIFORNIA  
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DEREK VAN ALSTINE  
REGISTERED ARCHITECT

JOHNSON RESIDENCE  
1410 PROSPECT AVE.  
CAPITOLA, CA 95010

024-046-19

ISSUE DESCRIPTION

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DESIGN DEVELOPMENT

PLANNING SUBMITTAL  
AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

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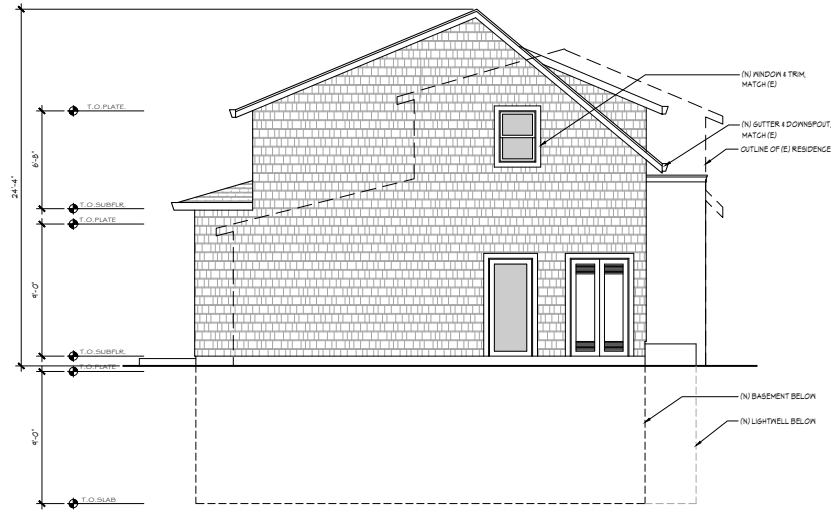
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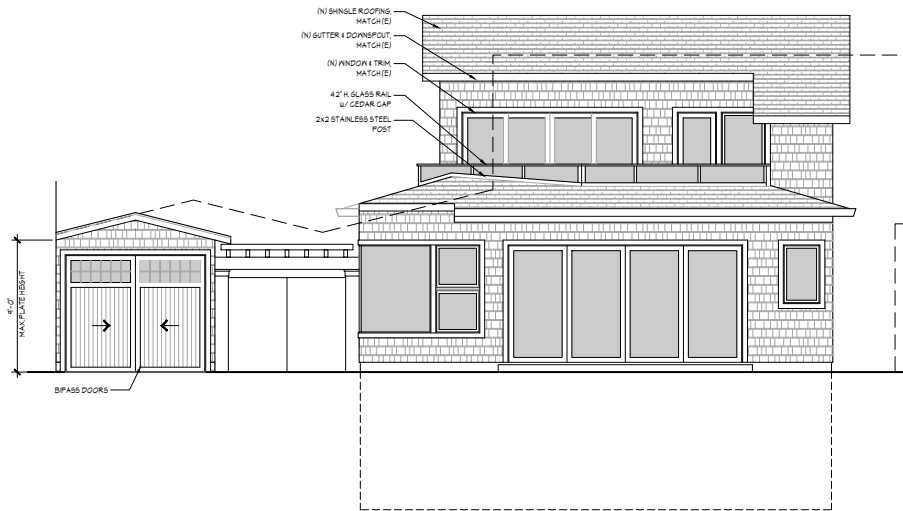
REVISIONS

EXTERIOR ELEVATIONS

A5



1 NORTH ELEVATION  
SCALE: 1/4" = 1'-0"



2 EAST ELEVATION  
SCALE: 1/4" = 1'-0"

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RESIDENTIAL DESIGN INC.  
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JOHNSON RESIDENCE  
1410 PROSPECT AVE.  
CAPITOLA, CA 95010

024-016-18

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL

AUG. 24, 2021

BUILDING SUBMITTAL

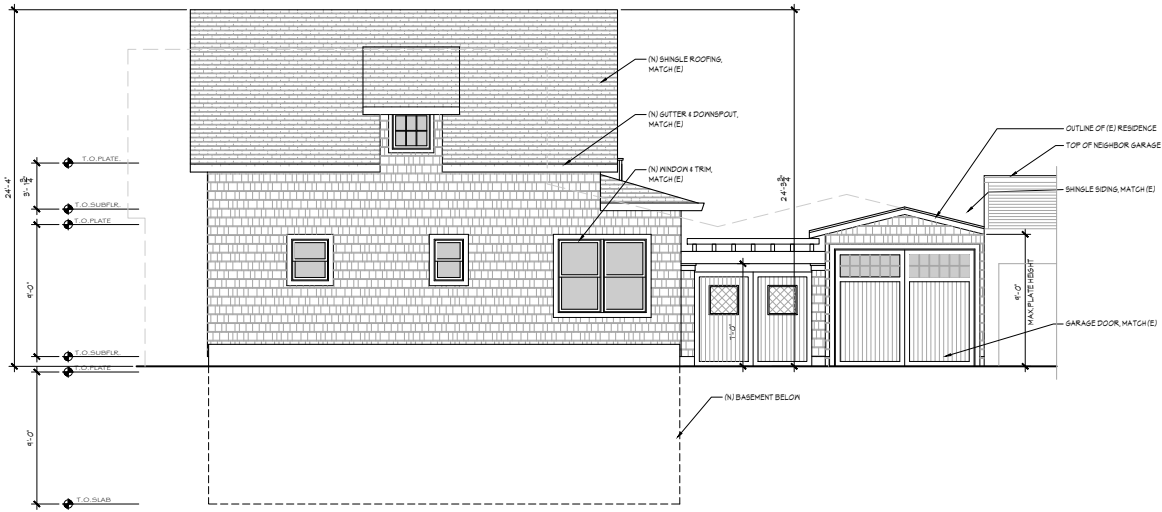
REVISIONS

PLANNING REVISIONS

FEB. 6, 2022

EXTERIOR ELEVATIONS

A6



**1** WEST ELEVATION  
SCALE: 1/4" = 1'-0"



**2** NORTH ELEVATION  
SCALE: 1/4" = 1'-0"

DEREK VAN ALSTINE  
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(916) 294-4474 FAX

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CANTON, CA 95010

024-016-19

ISSUE DESCRIPTION

SCHEMATIC DESIGN

DESIGN DEVELOPMENT

PLANNING SUBMITTAL  
AUG. 24, 2021

BUILDING SUBMITTAL

REVISIONS

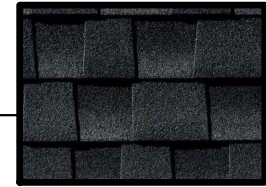
PLANNING  
REVISIONS

FEB. 6, 2022

EXTERIOR  
ELEVATIONS

A7

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ASPHALT SHINGLE ROOFING  
DARK CHARCOAL BY GAF



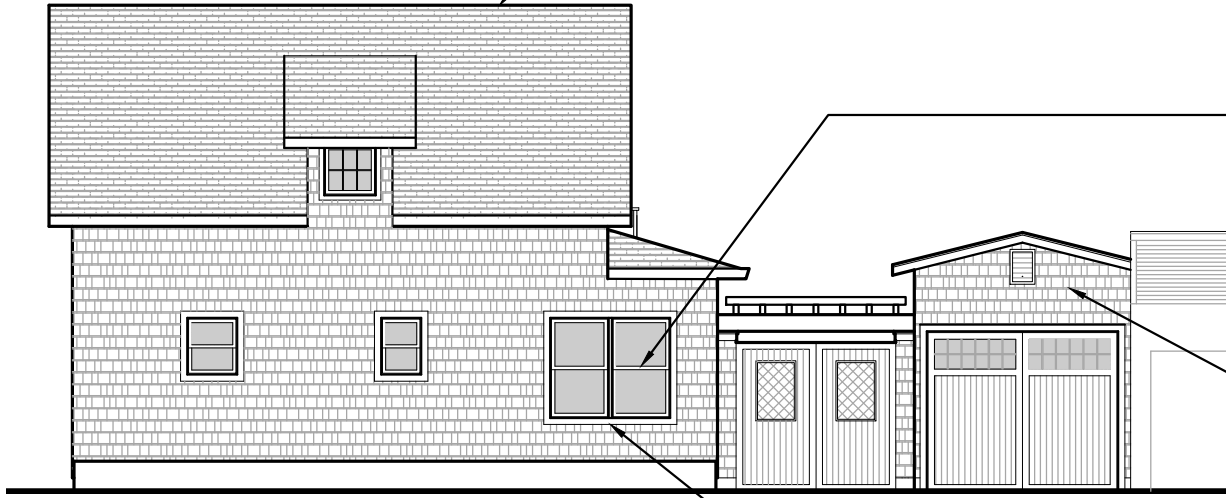
WINDOWS & DOORS  
MARVIN, OR EQUAL  
KELLY MOORE  
SWISS COFFEE 23



WOOD SHINGLES  
KELLY MOORE  
PLYMOUTH GRAY 17B



TRIM & WOODWORK  
KELLY MOORE  
SWISS COFFEE 23



DEREK VAN ALSTINE  
RESIDENTIAL DESIGN INC.

1535 SEABRIGHT AVENUE #200, SANTA CRUZ, CALIFORNIA  
(831)426-8400 PHONE (831)426-8446 FAX

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1410 PROSPECT AVENUE, CAPITOLA, CA 95010  
APN: 034-146-19



# City of Capitola Variance Application Form

### Variance Summary

Please explain your Variance request and the development standard(s) which you would like to modify.

We are requesting variances to the front yard setback, southern side yard setback, and rear yard setbacks.

### Required Findings

Please provide the reasons you believe the following findings can be made to support your Variance request. Note any special circumstances related to your property, including lot size, dimensions, shape, structure, topography, and/or a historic structure. Attach additional pages as necessary.

- A. There are unique circumstances applicable to the subject property, including size, shape, topography, location, or surroundings, that do not generally apply to other properties in the vicinity or in the same zone as the subject property.

The subject parcel is 2,415 square feet and triangular in shape. It has a buildable envelope of 390 square feet.

- B. The strict application of the zoning code requirements would deprive the subject property of privileges enjoyed by other property in the vicinity or in the same zone as the subject property.

The strict application of the zoning requirements would render the parcel virtually unbuildable.

C. The variance is necessary to preserve a substantial property right possessed by other property in the vicinity or in the same zone as the subject property.

The requested variances will allow reconstruction of an historic property while reducing the existing encroachments without the requested variances the reconstruct could not be done.

D. The variance will not be materially detrimental to the public health, safety, or welfare, or be injurious to the property or improvements in the vicinity or in the same zone as the subject property.

The requested variances will not be harmful to the public health, safety, or be injurious to the properties in the near vicinity.

E. The variance does not constitute a grant of special privilege inconsistent with the limitations upon other properties in the vicinity or in the same zone as the subject property.

Variances to setbacks are numerous in this neighborhood and will not constitute granting of special privilege.

F. The variance will not have adverse impacts on coastal resources.

No coastal resources will be disturbed.



ARCHIVES  
ARCHITECTURE

PO BOX 1332  
SAN JOSE CA 95109

February 18, 2020

Attn: Matt Orbach, Associate Planner  
City of Capitola  
420 Capitola Avenue  
Capitola, CA 95010  
(Via email)

RE: Preliminary Historical Evaluation – 1410 Prospect Avenue, Capitola, CA  
APN# 034-04-619

Dear Matt:

This letter constitutes a preliminary historic resource evaluation (Phase One Report) for the property located in the City of Capitola, County of Santa Cruz, at 1410 Prospect Avenue. The property contains two buildings: the main house and a detached garage and greenhouse.

### Executive Summary

The property at 1410 Prospect Avenue, identified in 1986 on the City of Capitola Historic Structures List, meets the criteria for designation as a Historic Feature utilizing the City of Capitola Historic Feature Ordinance, Qualities 9 and 10: “The proposed historic feature by its location and setting materially contributes to the historic character of the city, and the proposed historic feature is a long established feature of the city.” The property also appears to qualify for listing on the California Register of Historical Resource for its embodiment of the significant patterns of development history of the City of Capitola. It is not eligible, however, based on its associations with personages, nor for its architectural design, due to alterations on the exterior.



1410 Prospect Avenue  
Craftsman Influence  
c. 1905

Fully windowed facade for  
viewing bay.

*Capitola Architectural Survey 1986 (Viewed from the pathway, facing northwest)*

### **Intent of this Memorandum**

An historical resource evaluation is often required in the State of California to accompany a project submittal when a city such as Capitola determines that extant structures on the property are at least 50 years old. This property is listed on the City of Capitola 2005 Historic Structures List, referencing the City of Capitola Architectural Survey of 1986; however, a property does not have to be listed on a historic resource inventory or historic property register to warrant this type of evaluation as a part of the development review process. Depending on the findings of the review, further formal documentation could subsequently be required by the City of Capitola Community Development Department, including preparation of Department of Parks and Recreation (DPR) 523 series recording forms, a more detailed assessment under the Guidelines of the California Environmental Quality Act, or other types of documentation.

The 1986 listing indicated that the property was considered a 7N, indicating that the property required additional evaluation. This letter is intended to provide that preliminary evaluation. To make significance determinations, the City of Capitola requires that the investigation be done by a qualified historical consultant who then conducts the initial investigation and prepares the preliminary evaluation.

### **Policy and Regulatory Background**

The City's historic preservation policies recognize older buildings for their historical and architectural significance as well as their contributions to the identity, diversity, and economic welfare of communities. The historic buildings of Capitola highlight the City's unique heritage and enable residents to better understand its identity through these links with the past. When a project has the potential to affect a historic resource which is either listed, or eligible for listing, on the California Register of Historical Resources, or is eligible for designation as a Historic Feature under City of Capitola's criteria, the City considers the impact of the project on this significance. Each of these listing or designation processes is based on specific historic evaluation criteria.

A preliminary historic evaluation, as presented in this letter, can be used to determine the potential for historical significance of a building, structure, site, and/or improvement.

### **Property Status**

The parcel at 1410 Prospect Avenue is listed on the 2005 City of Capitola Historic Structures List with the status of 7N. This designation, according to the State of California Historical Resource Status Codes, indicates that the property "needs to be reevaluated." The property was first identified as part of the Capitola Architectural Survey published in 1986 (indicated by the designation "D" on the Historic Structures List), and as shown in the *Capitola Architectural Survey*.

The property at 1410 Prospect Avenue has not been previously evaluated locally at an intensive level. The property is not listed or designated as a part of any state or national survey of historic resources. The preparers of this report reviewed the subject property under local, state and national criteria, to analyze eligibility for listing or designation as a historic property.

### **Qualifications**

Archives & Architecture, LLC, is a cultural resource management firm located in San Jose, California. Leslie Dill, partner in the firm and the author of this letter, meets the Secretary of the Interior's qualifications within the fields of historic architecture and architectural history to perform identification, evaluation, registration, and treatment activities in compliance with state and federal environmental laws, and is listed with the California Historical Resource Information System (CHRIS). The standards for listing are outlined in 36 CFR Part 61.

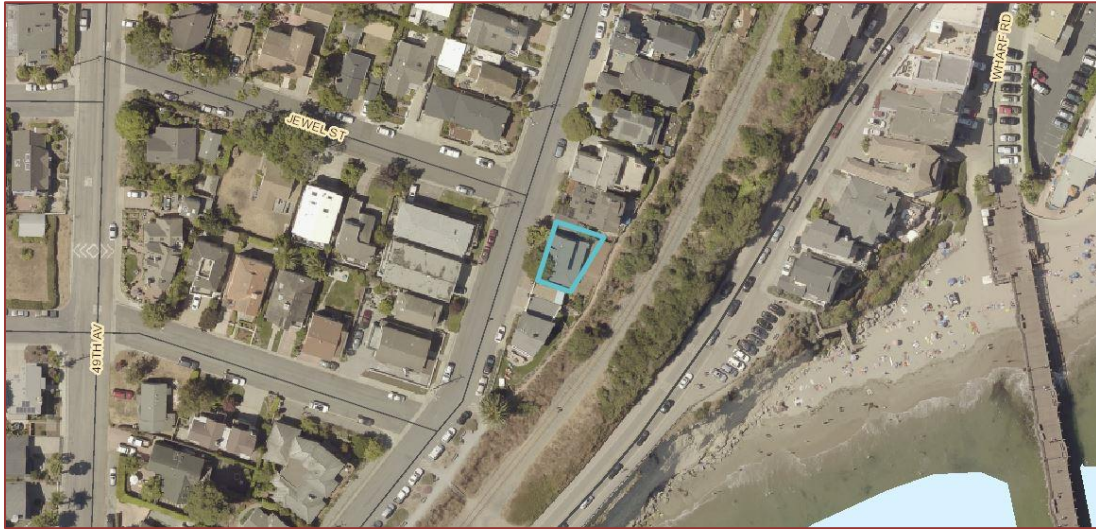


## Methodology

The methodology used for this historic evaluation included an on-site visual inspection of the extant buildings and structure, a preliminary investigation into the history of the property and its associations, and an evaluation of the property within the context of the development of the local area and early development in what is now the City of Capitola.

## Property Description

The subject property consists of a trapezoidal property of just under a fifth of an acre on the east side of Prospect Avenue. The property includes portions of parcels established by the subdivision: Parcels D, 13, and 14. The two-story portion of the house is at the parcel's northwest corner and the one-story detached garage is at the southern property line. The former Southern Pacific right-of-way creates the diagonal eastern property line.



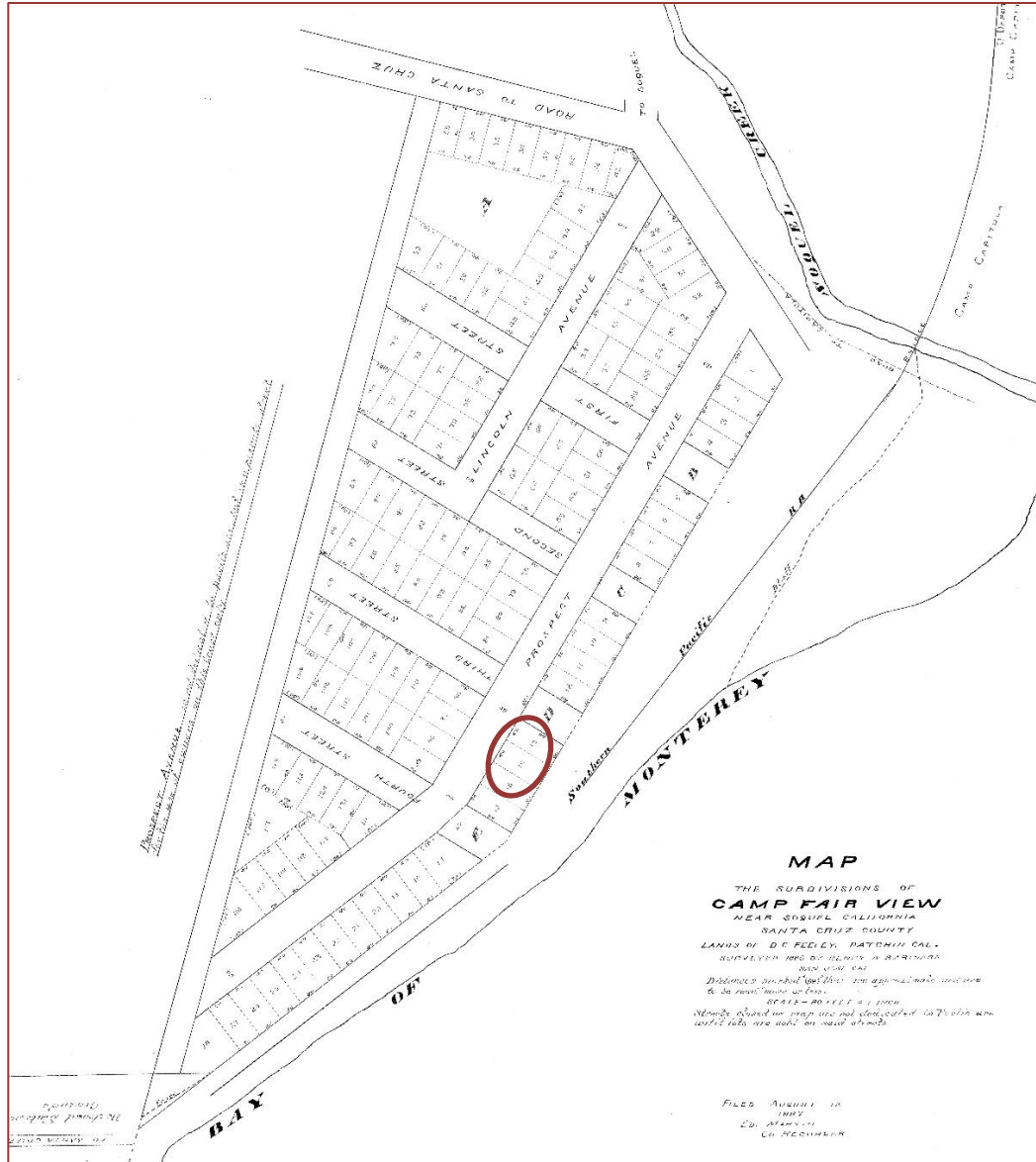
*GIS Map of 1410 Prospect Avenue, Capitola. County of Santa Cruz Office of the Assessor.*

## Historical Context

This residential property was originally part of a much larger area of unincorporated Santa Cruz County, which had been part of Rancho Rodeo in the Mexican era. It was separated from Camp Capitola by the river, set on the cliffs near the Wharf at the base of the main road to Soquel, and part of an area identified over time with a freight train spur and lumber yard known as “Opal.” Lumber from the Santa Cruz Mountains was shipped from this location, the Loma Prieta Lumber Company site, until the early twentieth century, including expansions of the tracks as late as 1912. The station was closed in 1931.

The area northeast of the spur was previously a farm area owned by a sea captain John Curtis in the late 1850s, then owned for a while by his widow, Phoebe Curtis. In turn, her second husband, Dennis Feeley, became the owner after she passed away and after he won a legal dispute with the Curtis children. He subdivided the area in 1886 and called it Camp Fairview.

Frederick A. Hihn, the significant American developer of Capitola from the mid-1800s until just after the turn of the century, acquired this land from Feeley in 1900; Hihn had also acquired the area of the cliffs to the west of Camp Fairview while developing his business concerns in Camp Capitola and throughout the region. Photographs from the late 1800s show a scattering of buildings along the cliff top. The 1905 and 1917 Sanborn Fire Insurance Maps of the area illustrate residences built on most of the parcels east of Prospect Avenue, and they illustrate the diagonal Southern Pacific right-of-way later officially adopted in 1928.



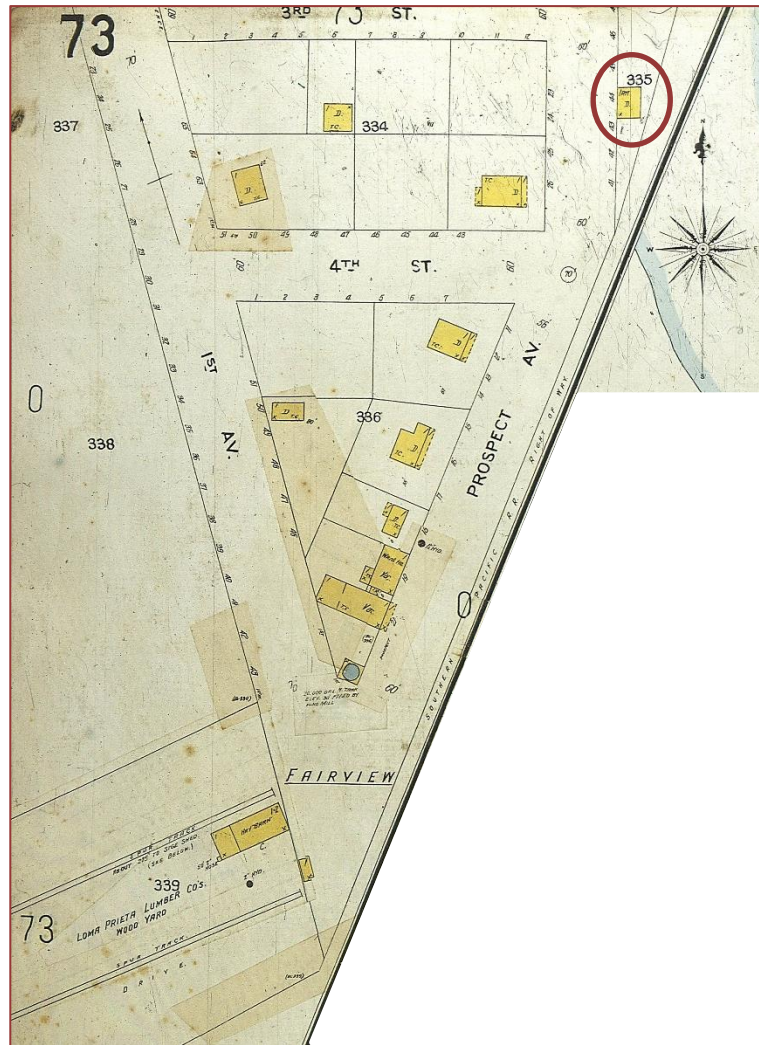
*Detail of 1886 Camp Fairview Subdivision Map. Courtesy County of Santa Cruz Assessor's Office.*

There is a small dwelling “1-story with att[ic]” near the tip of this frontage as seen on the Sanborn map on the following page. The small house is alone on the tip of the block prior to 1917. Its footprint is the same size and rectangular shape of the central core of the subject residence, but it is not sited at the location of the current residence. If this house were relocated between 1917 and 1927, it was moved just over 40 feet due north.

When Hihn passed away in 1913, he deeded the area near Opal Station to a grandson. From the City of Capitola Historic Context Statement:

*Hihn's grandson, Eulice Hihn, a surveyor, was bequeathed about two hundred acres surrounding the nearby train stop at Opal. Eulice was killed in a hunting accident and his widow, Kathryn Bothwell Hihn, inherited the land. She later married J.T. McGeoghegan. During the real estate boom after World War I, she created “Opal Subdivision 1 of the Fairview Tract,” with lots for 250 homes.*

From 1923 when the Opal Subdivision was established, it slowly filled with houses, and Camp Fairview continued to be developed. Prospect Avenue was identified as a private street. By 1927, the block between Prospect Avenue and the cliff was built-out, including the subject house in its current configuration, along with houses to the north and south. Except for Al Lent's larger house at the north end of the street, most of Prospect Avenue was home to the working class. Census records from 1930 indicate an insurance agent, schoolteacher, housekeeper, mail messenger, fisherman, mechanic, and laborer lived on this street. The censuses didn't include house numbering, and no early family could be connected with the property without additional research.



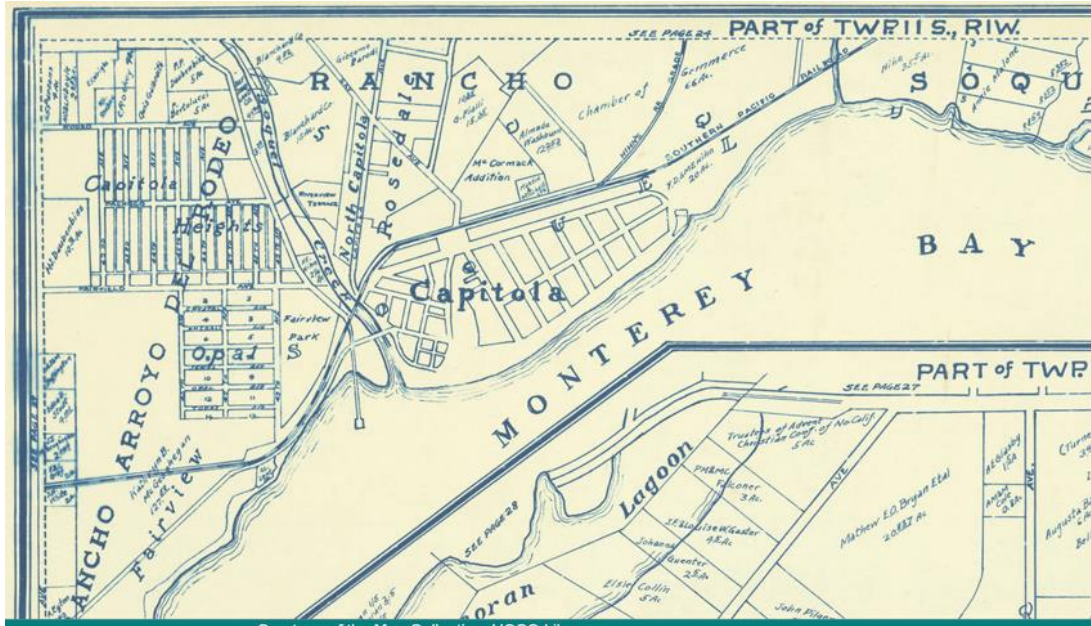
*Detail from 1917 Sanborn Fire Insurance Map, illustrating house footprint that may represent a portion of the subject house, less than fifty feet from its current location. Courtesy of the Digital Map Collection, UCSC Library.*

Starting sometime early in the century, Claudine Taylor (Sherman) Mack, her husband, John Fremont Mack, and their four children and grandchildren acquired and started using the home for vacationing. John F. Mack was born in Oakland in 1918; his father, Warren, was a shipyard foreman and later an oil salesman. In 1940 the family lived with his maternal grandparents in Fremont, CA, where John was working as a bank teller. Later that same year, his draft card reveals that he was married to Claudine and working for the American Trust Company in Redwood City. Claudine Mack was born in 1920 and a graduate of Stanford University, class of 1942. According to her obituary,

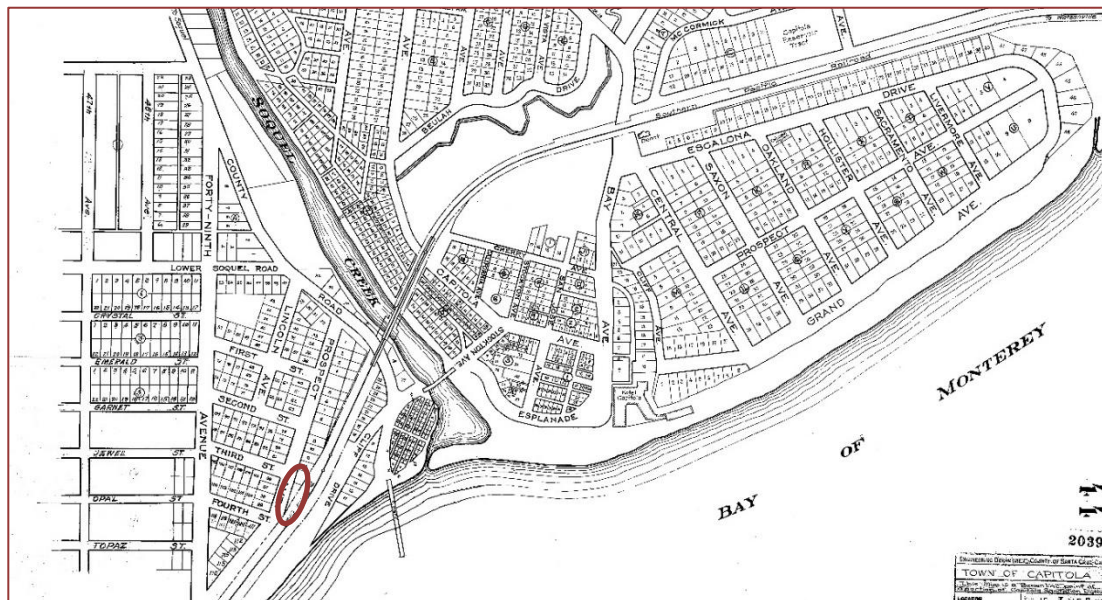


she was a “substitute teacher, realtor, bridge-player, golfer, and gardener...” who “...loved world travel and sitting on the deck of her beloved beach house in Capitola.” She also owned business property and a house in Los Altos. Recent advertisements for the property indicate that the “Mack Beach House enclave” had been enjoyed since 1938 for “81 years.”

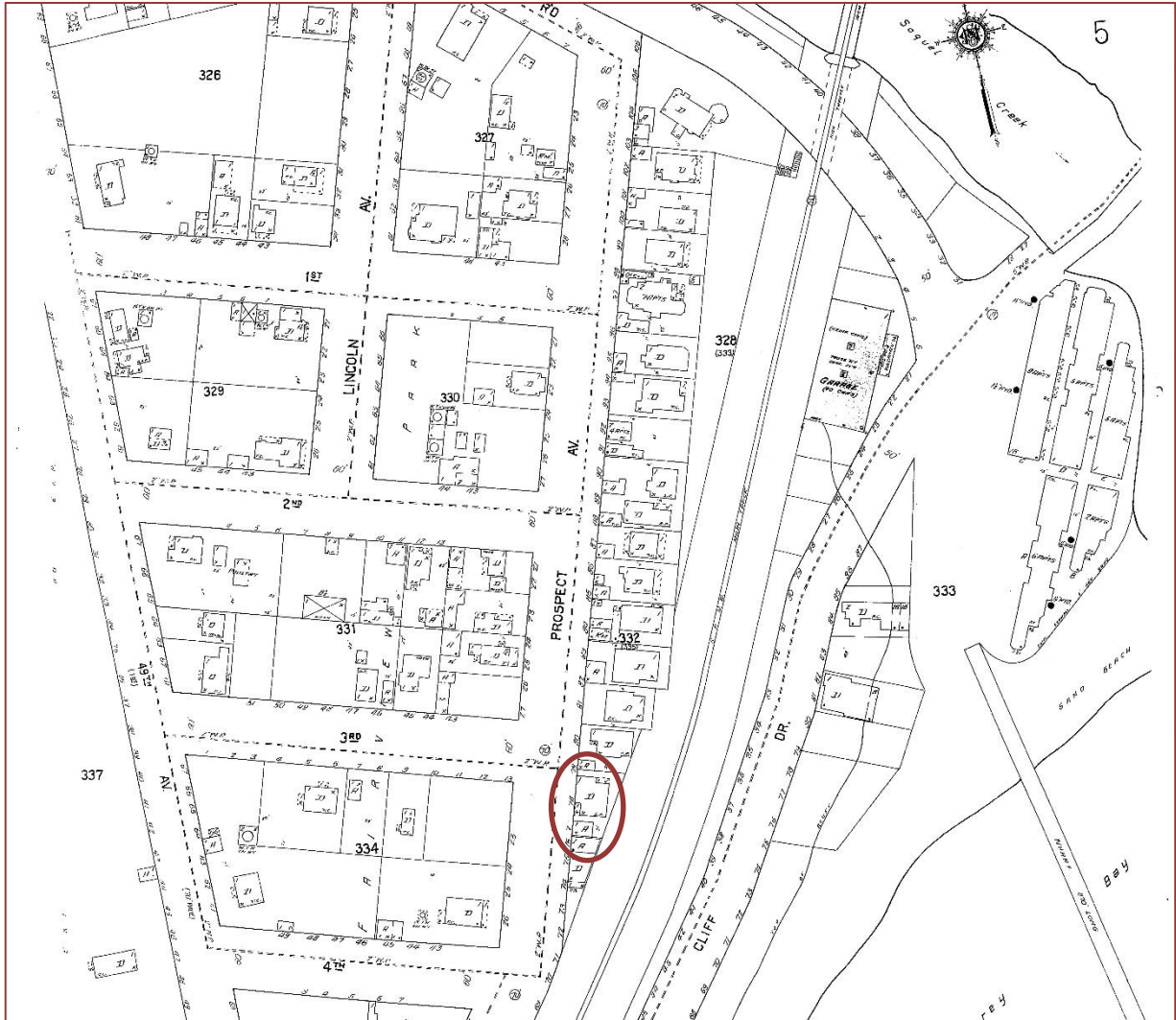
The neighborhood was included in the incorporation of the City of Capitola in 1949.



Detail of 1929 Standard Map Services Atlas, Page 29. Courtesy of UCSC Digital Collections.



Detail of 1920s Map of Capitola, Illustrating Camp Fairview and Opal Subdivisions. Courtesy County of Santa Cruz Assessor's Office.



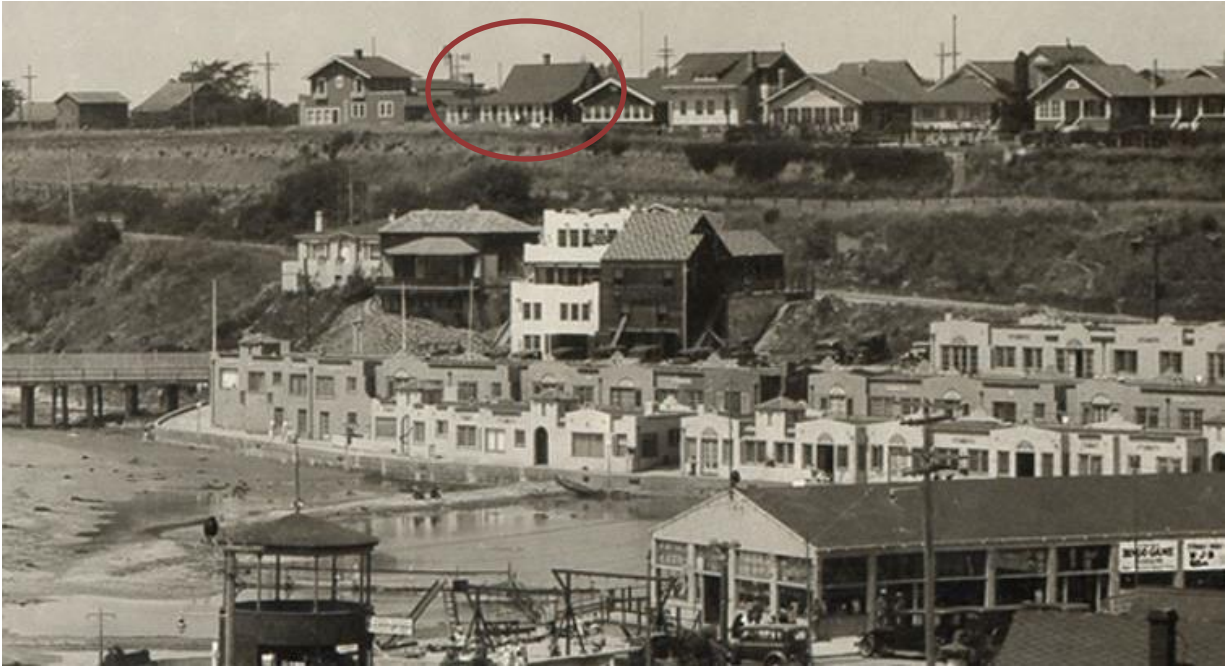
*Detail of 1927 Sanborn Fire Insurance Map. Showing development along Prospect Avenue and the 1-story footprint of the subject house. Courtesy of the Digital Map Collection, UCSC Library.*

### Site Development History

The design of the buildings at 1410 Prospect Ave. appears to have evolved in at least four main stages: the first floor of the rectangular central core features plaster walls, high ceilings, and small rooms that indicate that it was of earlier construction while the one-story “L”-shaped wing that wraps the house to the east and south appears to represent an enclosed former porch and includes materials and details from the early twentieth century. These two phases of construction were both completed before 1927, as was a former detached garage to the south. The second story of the central core wing was an attic remodeled for living space by sometime in the 1930s. This early-to-mid-century scope of alterations appears to have been undertaken by the Mack family. The earlier detached garage was replaced in 1991 by the Macks.

The Historic Resources Inventory originally estimated the house as pre-1905. This seems to be based on the early house footprint illustrated on the 1905 Sanborn Insurance Map, as well as the form and materials of the rectangular central wing of the house. The house was built in at





*View of Prospect Avenue facing southwest, including one-story subject house with enclosed porch. Capitola Village and Venetian Apartments in the foreground. After 1926. From City of Capitola 2014 General Plan.*

least three phases and was in its current form by the mid-1920s, placing it within the Phase I Period of Significance for Residential Development of Camp Fairview (1887-1913) as identified in the 2004 *Draft Historic Context Statement of the City of Capitola* (Context Statement). Per the Context Statement:

*Within the context of architectural development in Capitola, two resource types can be identified: (1) houses, including single-unit residences, vacation homes, and cabins and multi-unit residences, and (2) commercial and institutional structures.*

and

*Capitola has always been a residential community, whether its inhabitants were summer visitors or lived in Capitola full time. A substantial number of the city's residential properties were developed prior to World War II and constitute the bulk of the historically significant resources in the city. The earliest were simple vernacular style, like the small houses on Stockton, San Jose, and California Avenues in the earliest subdivision; Lawn Way in the central village; farmhouses on Hill and Pine Streets; cottages in the Riverview Avenue tract and on Central Avenue on Depot Hill, and Camp Fairview houses in the Jewel Box.*

The Context Statement defines Significance as follows: "Properties associated with the context of architectural development include single-family homes, apartments, vacation cottages and cabins..." As summarized at the end of the Context Statement, Types of Existing Resources from 1906-1920 include... *Camp Fairview houses...* with the Associated themes: *Economic Development; Industry; Agriculture; Land Development, Business, and Tourism; Real Estate Management.*



*Front (Prospect Avenue) Façade. Viewed facing southeast. January 2020. (Photo by Leslie Dill)*

### **Architectural Description**

Altered over time, the house design continues to embody its age, but much of its design qualities have been concealed or replaced. The exterior materials, form, detailing, and setting are vernacular and have changed over time; the house does not represent a specific architectural style or era. The house is set close to the roadside with no sidewalk. The northern planting area, in front of the main portion of the house, is filled with foundation plantings and edged with timbers. There are two very large, mature trees, one deciduous and one evergreen. The southern half of the frontage is set with pavers, serving as driveway and entrance walkway. Behind the front gate, the south side yard continues the pavers, indicated for potential use as off-street parking as well as entrance. The ocean-side yard is separated from a public footpath by a low wooden railing. The south half is planted as lawn and with shrubberies and the north half is filled with a low wooden deck. The north side of the house is fenced off for utility uses.

The central core of the house contains two levels. It is currently designed with an asymmetrical side-gabled roof. A steep slope and centered dormer form a one-and-one-half-story façade facing Prospect Avenue (west) while a more moderate sloping roof protects the full two stories facing Monterey Bay (east). This rectangular core massing is wrapped on the east and south by a one-story “L”-shaped wing, covered by a moderately sloped shed roof with a hipped southwest corner. The living space within this area was originally held back from two corners to create covered porch entrances. The front door used to be on the south side of the house near the street; exterior shingles are still visible within the interior of this space. A small rear porch was located at the northeast corner.

A gabled false front fills the frontage to the south of the house. Behind it is a replacement detached garage along the south property line. The second set of garage-sized doors serves as a gate to the property as well as an entrance to an uncovered parking space. There is a small greenhouse at the rear (east) end of the garage.





*North Half of Front of House. Viewed facing east. January 2020. (Photo by Leslie Dill)*



*South Half of Front of House. Viewed facing east. January 2020. (Photo by Leslie Dill)*





*South Elevation. Showing upstairs windows and enclosed former front porch. Viewed facing northeast. January 2020. (Photo by Leslie Dill)*



*South Façade of Wrap-around Wing, incl. Front Door and Chimney. Viewed facing east. January 2020. (Photo by Leslie Dill)*

The central core of the house is slightly raised, with relatively high plate lines (high ceilings), but the proportions do not suggest balloon framing from earlier in the nineteenth century. The floor height of the wrap-around wing is set lower, and the garage and greenhouse are at grade. All the foundations are concealed by siding that extends to grade.

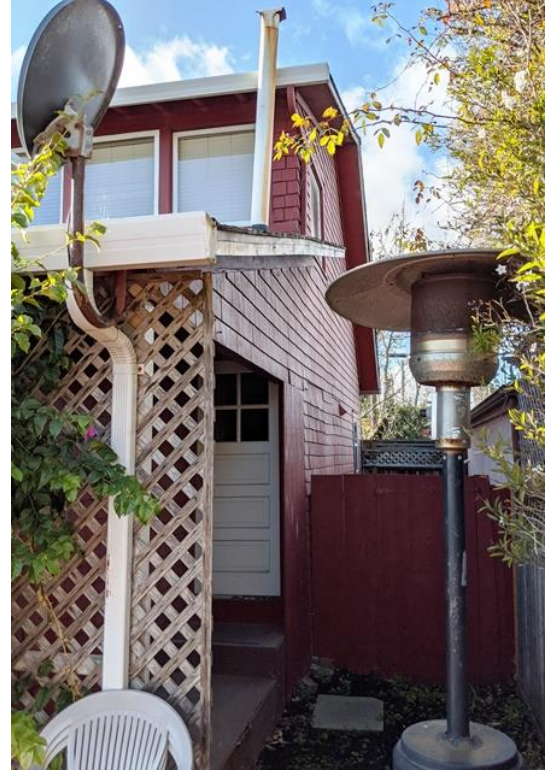
The roof is covered in composition shingles, and the eaves all include a recent “fascia-style” gutter. The eaves are shallow, with exposed rafter tails. The roof of the one-story wrap-around wing has skip sheathing exposed on the north end. This indicates some age, as board sheathing started to be laid solidly later in the twentieth century, and plywood was used after that. The upper roof has flat-board sheathing.

The house is clad primarily in square-cut shingles that, because of their placement at the windows and corners, could possibly be found to have been applied over the top of an older siding. The shingles can be seen to have been altered over time when windows were replaced, and very few seams or trim indicates previous openings. The base of the front porch enclosure is vertical boards, with a wider set of board used below the watertable. The “L”-shaped wing consists of a wall of windows divided by vertical wood mullions. The garage is clad in plywood, as is the greenhouse where it is not translucent fiberglass. Much of the exterior of the house has been altered with the addition of exposed conduit and plumbing stacks, indicating the remodeling that has occurred over the years.

The windows in the core wing consist of replacement units from a variety of eras. The front (west) façade includes one wide slider and one wide single-hung replacement unit on the first floor and an earlier six-lite wood window set into the dormer. At the enclosed front porch is a ribbon of wood 6-lite fixed windows. These windows and the dormer window have similar thin muntins, suggesting that these windows are older, and that the porch-enclosure windows could have been salvaged from other window openings during previous remodeling efforts.



*North Elevation. Viewed facing southeast.  
January 2020. (Photo by Leslie Dill)*



*North Elevation Showing Back Porch.  
Viewed facing west. January 2020.  
(Photo by Leslie Dill)*

On the north end of the house is one single-hung 1/1 replacement window at the first floor close to the west corner and one 1-lite upstairs replacement window close to the east corner. There appears to be two filled-in window openings at the first floor on this façade. These are located where the interior stairs have been added.

The south end of the house features a brick and stone chimney that is a significant focal feature of the historic design. Its top has fallen or been removed. The outer corners are brick, surrounding an irregularly shaped central stone panel, seemingly randomly placed stones within the brick face, and stone at the inner corners. Its design and wear indicate its age as 1920s or earlier, commensurate with the 1927 footprint on the Sanborn map. The lower level includes a door into the enclosed porch and an array of what are likely mid-century wood windows. The windows are fixed 3-lite units with a single board panel beneath. Three windows and a door are placed together to the west of the chimney; a single window is located at the corner of the house, to the east of the chimney. Upstairs there is a single 6-lite wood window at the front corner of the house and a single-lite hopper window at the rear corner.

The east-facing (ocean-view) façade is an array of windows, upstairs and down. The upper façade includes seven square windows, evenly spaced across the wall. These are wood 1-lite windows. The downstairs includes an entrance onto the deck flanked by a series of five windows on each side. To the far north corner, lattice and plants conceal the recessed back porch.





*Ocean-facing Façade. Viewed facing northwest. January 2020. (Photo by Leslie Dill)*



*Detail of Chimney at South Façade. Viewed facing northeast. January 2020. (Photo by Leslie Dill)*



*East Façade of Wrap-around Wing. Viewed facing northwest. January 2020. (Photo by Leslie Dill)*

The detached garage was built in 1991, replacing an earlier, smaller garage. It is a vernacular one-car garage with a gable roof, exposed rafter tails, and smooth plywood exterior. The roof slope extends into a false front that frames a gate into the property. The rear garden shed is constructed of exposed wood framing inset with translucent fiberglass panels and plywood bulkhead panels in the proportion of the first-floor main-house replacement windows.



*Detached Garage and Rear of False Front. Viewed facing west. January 2020. (Photo by Leslie Dill)*



*North Entrance to Greenhouse. Viewed facing east. January 2020. (Photo by Leslie Dill)*

## Interiors

Interiors are not reviewed for significance in this report, but they are described here as a primary resource that illustrates the historic evolution of the house. The first floor of the main core wing includes high ceilings, plaster walls, and small rooms indicating a house built near the end of the nineteenth century or early in the twentieth century. The board-and-batten redwood paneling that characterizes the wrap-around wing is distinctly early twentieth century, likely from the 1910s. The light fixture is early, as is the brick-and-stone fireplace that matches the exterior chimney in materials and artisanship. There are plywood flooring inserts at the outer walls, possibly suggesting that the original design of these spaces might have included a wide, Craftsman-era porch guardrail or indicate that an earlier porch floor was extended or repaired. The interior of the former front porch, currently used as a laundry room, continues to have a flat-board ceiling and shingles on the former exterior wall. The upstairs is paneled in v-groove knotty pine, a material used extensively for remodeling efforts in the 1940s through 1960s. The kitchenette sink is porcelain-covered steel with integral drainboards, hinting at a post-World-War-II installation, but an element that was available earlier, as well.





*Interior of Central Wing of House. Viewed facing north. January 2020. (Photo by Leslie Dill)*



*Interior of Enclosed Former Front Porch. Viewed facing northwest. January 2020. (Photo by Leslie Dill)*



*Interior of Dining Room. Showing steps up into central wing. Viewed facing west. January 2020. (Photo by Leslie Dill)*



*Interior Detail of Dining Room Light Fixture. Viewed facing west. January 2020. (Photo by Leslie Dill)*



*Interior of Living Room and Fireplace. Note sloping floor that may indicate that this was originally a porch. Viewed facing south. January 2020. (Photo by Leslie Dill)*



*Interior Detail of Living Room Fireplace. Viewed facing south. January 2020. (Photo by Leslie Dill)*



*Detail of Living Room Floor Repair. Viewed facing north. January 2020. (Photo by Leslie Dill)*





*Interior Upstairs. Showing knotty-pine paneling and sloped ceiling. Viewed facing southeast. January 2020. (Photo by Leslie Dill)*



*Interior Upstairs with Cabinet and Window Alterations. Viewed facing southwest. January 2020. (Photo by Leslie Dill)*

## **Integrity**

According to the California Office of Historic Preservation *Technical Assistance Series #6*

*Integrity is the authenticity of a historical resource's physical identity evidenced by the survival of characteristics that existed during the resource's period of significance. Historical resources eligible for listing in the California Register must meet one of the criteria of significance described above and retain enough of their historic character or appearance to be recognizable as historical resources and to convey the reasons for their significance. Historical resources that have been rehabilitated or restored may be evaluated for listing. Integrity is evaluated with regard to the retention of location, design, setting, materials, workmanship, feeling, and association. It must also be judged with reference to the particular criteria under which a resource is proposed for eligibility. Alterations over time to a resource or historic changes in its use may themselves have historical, cultural, or architectural significance.*

The historic integrity of the current residential property at 1410 Prospect Avenue is substantially intact, although some aspects have been compromised over time. The location has remained constant since at least 1927 and a portion of the building may be older and originally from within 50 feet of the current location, in the same orientation, and from the same block. The development of Prospect Avenue occurred relatively early within the history of Capitola, and the residential neighborhood, although altered over time with remodeling and some infill, is substantially consistent with the historic setting of the house. The house evokes some feeling of an early-twentieth-century vernacular residence; however, its interiors are more intact than its exterior. The window replacements and front porch enclosure have obscured much of the original design. These



changes have also reduced the integrity of the historic materials in a modest way. The chimney is a feature that exhibits considerable artisanship; its design and materials embody a time and place in history. The house has significant historic associations with the early development of the Camp Fairview subdivision and the collection of houses along Prospect Avenue in Capitola.

Built in very recent years of form, detailing, and materials that are not conceived to be of high quality, the garage is not reviewed for historic integrity or found to have associations or feelings that add to the potential significance of the property.

### **California Register of Historic Resources Evaluation**

The California Office of Historic Preservation describes the California Register as a “...program [that] encourages public recognition and protection of resources of architectural, historical, archeological and cultural significance, identifies historical resources for state and local planning purposes, determines eligibility for state historic preservation grant funding and affords certain protections under the California Environmental Quality Act.” There are four criteria for designation, evaluated for 1410 Prospect Avenue as follows:

#### **Historic Events and Patterns**

The house on the subject property is over 93 years old in its current configuration, and a portion of it has possibly been on the bluff in Capitola for over 115 years. As a part of the development the 1886 Camp Fairview subdivision, it can be found to be representative of broad historical patterns in the early development of the city. It is associated with the themes and boundaries of importance to the community as presented within the 2004 draft *Historic Context Statement*. The property would therefore appear to be eligible for the California Register based on significant events or patterns of history under California Register Criterion (1).

#### **Personages**

The property has been associated with one known family since the mid-twentieth century. Although the Mack family’s connection with the house and community spans many decades, and their associations with the property as long-time vacationers represents a significant pattern of history in Capitola, the Mack family have not been found to be important in the larger history of the city or region in a way that would associate their residence at 1410 Prospect Avenue with larger historic significance in the City of Capitola. The property is not eligible for the California Register under Criterion (2)

#### **Architecture**

Although recognizable as an older vernacular house from the early twentieth century, the house is not a distinguished example among buildings from this period. The materials are relatively common and used in a vernacular manner, so most do not embody exceptional significance for their quality or workmanship. Although the chimney remains a strong example of early twentieth century construction and materials, the alteration of historic exterior windows, siding, form, and other details has resulted in a loss design integrity. The designer of the house was not discovered during the research for this preliminary study, so there are no identifiable associations with a particular designer or architect. The property would therefore not qualify for the California Register under Criterion (3).

#### **Potential to Provide Information**

The property has no known associations or identified materials that indicate that it might lead to the discovery of significant information. The property would therefore not qualify for the California Register under Criterion (4).

### Capitola Historic Features Ordinance Evaluation

The Capitola Historic Features Ordinance (Municipal Code 17.87.030) allows for the designation of local historic resources, known as historic features. The designation requires that a property must “evidence one or more” of 11 qualities, including being representative of an era or style, a rare type of building, is older than most similar buildings, is associated with a rare use, the architect builder is significant, is long-established as a landmark, or that the materials are significantly unusual or remarkable, etc.

Because the house and its immediate setting are “...directly related to Capitola’s architectural chronology...” per the draft Historic Context Statement for the City of Capitola as presented above, it can be found to be a significant physical element of city’s past patterns of history. It can, therefore, be found that the house meets the criteria of the City of Capitola Historic Features Ordinance, using qualities 9 and 10:

*9. The proposed historic feature by its location and setting materially contributes to the historic character of the city,*

*10. The proposed historic feature is a long established feature of the city.*

### Conclusion

The house within the property appears to be eligible as a historic resource, meeting a criterion of the California Register of Historical Resources and two of the City of Capitola Criteria for the Designation of Historic Features.

The designation of the property would prompt “design review by the architectural and site review committee, community development department, and/or planning commission [to] include... protection of historic features.” It is recommended that efforts could be made to improve the historic integrity of the exterior of the house, based on the existing historic materials, the house’s identified historic footprint, and in accordance with the significance of the property.

Sincerely:



Leslie A.G. Dill, Architectural Historian and Historic Architect  
Archives & Architecture, LLC

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P A S T  
CONSULTANTS LLC

Seth A. Bergstein  
415.515.6224  
seth@pastconsultants.com

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November 11, 2021

Sean Sesanto, Assistant Planner  
City of Capitola Planning Department  
420 Capitola Ave.  
Capitola, CA 95010

Re: 1410 Prospect Ave., Capitola, CA – SOI Standards Design Review Letter  
APN. 034-046-19

Dear Mr. Sesanto:

This letter evaluates the proposed alterations to the property located at 1410 Prospect Avenue, in Capitola, California. The subject property contains a highly altered two-story house (circa-1905) constructed in the Vernacular style that is listed as a local historic resource.

### **Project Methodology**

A preliminary meeting for project review with the City of Capitola's Planning Department was held on July 12, 2021 to discuss the proposed design and historic nature of the site. On August 3, 2021 PAST Consultants, LLC (PAST) visited the subject property to view the existing conditions of the building and neighborhood setting. Design drawings by Derek Van Alstine Residential Design, Inc., dated 8/24/2021 were the design drawings reviewed for this evaluation. The proposed project is the demolition and reconstruction of the highly altered, circa-1905 residence as a historic feature according to the City of Capitola's historic preservation ordinance.

Prior to this meeting, the subject property was reviewed by Leslie Dill, Archives & Architecture and a preliminary historic evaluation issued dated February 18, 2020. The document states:

The property at 1410 Prospect Avenue, identified in 1986 on the City of Capitola Historic Structures List, meets the criteria for designation as a Historic Feature utilizing the City of Capitola Historic Feature Ordinance, Qualities 9 and 10: "The proposed historic feature by its location and setting materially contributes to the historic character of the city, and the proposed historic feature is a long established feature of the city." The property also appears to qualify for listing on the California Register of Historical Resource for its embodiment of the significant

patterns of development history of the City of Capitola. It is not eligible, however, based on its associations with personages, nor for its architectural design, due to alterations on the exterior.<sup>1</sup>

On August 10, 2021 the building owner, architect and a representative from PAST attended an additional design review meeting. With recommendations by the City of Capitola Planning Department officials and the design team, the following *Secretary of the Interior's Standards* compliance review letter will suffice as the final historic review document for the subject project.

The following provides a summary of the subject property's historic significance, a description of the historic resource and an evaluation of the proposed reconstruction of the subject house for conformance with the *Secretary of the Interior's Standards for the Treatment of Historic Properties*.

### Conclusions of the 2020 Historical Evaluation

The Preliminary Historical Evaluation prepared by Archives and Architecture notes:

The parcel at 1410 Prospect Avenue is listed on the 2005 City of Capitola Historic Structures List with the status of 7N. This designation, according the State of California Historical Resource Status Codes, indicates that the property “needs to be reevaluated.” The property was first identified as part of the Capitola Architectural Survey published in 1986 (indicated by the designation “D” on the Historic Structures List), and as shown in the Capitola Architectural Survey.

The evaluation concludes:

The Capitola Historic Features Ordinance (Municipal Code 17.87.030) allows for the designation of local historic resources, known as historic features. The designation requires that a property must “evidence one or more” of 11 qualities, including being representative of an era or style, a rare type of building, is older than most similar buildings, is associated with a rare use, the architect builder is significant, is long-established as a landmark, or that the materials are significantly unusual or remarkable, etc.

Because the house and its immediate setting are “...directly related to Capitola’s architectural chronology...” per the draft Historic Context Statement for the City of Capitola as presented above, it can be found to be a significant physical element of city’s past patterns of history. It can, therefore, be found that the house meets the criteria of the City of Capitola Historic Features Ordinance, using qualities 9 and 10: 9) The proposed historic feature by its location and setting materially contributes to the historic character of the city; and 10) The proposed historic feature is a long established feature of the city.

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<sup>1</sup> Dill, Leslie, Archives & Architecture, Preliminary Historical Evaluation – 1410 Prospect Avenue, Capitola, CA, 2/18/20. For a detailed historic context of the subject property, consult this document.



### Existing Site Conditions

The site contains a highly modified two-story house (circa-1905) constructed in the Vernacular Style. The building has an altered, asymmetrical primary gable roofline with a west-elevation (Prospect Ave.) dormer addition, a detached, gable-roofed garage, an east elevation containing banked windows, and a mixed fenestration pattern consisting of single-pane fixed and wood-sash windows of varying eras. Wall cladding is primarily square-cut, wood-shingles, with plywood boards finishing the circa-1991 garage (Figures 1 - 4).



**Figures 1 and 2.** Left image shows the Prospect Avenue (west) elevation, as viewed from the street. Right image details the west elevation, showing the false-front, gable-roofed garage.



**Figures 3 and 4.** Left image shows the asymmetrical roofline of the Monterey Bay (east) elevation. The clipped brick chimney is on the south elevation (arrow). Right image details the banked windows of the east elevation.



## The Secretary of the Interior's Standards

The *Secretary of the Interior's Standards for the Treatment of Historic Properties (Standards)* provides the framework for evaluating the impacts of additions and alterations to historic buildings. The *Standards* describe four treatment approaches: preservation, rehabilitation, restoration and reconstruction. The *Standards* require that the treatment approach be determined first, as a different set of standards apply to each approach. For the proposed project, the treatment approach is reconstruction. The *Standards* describe reconstruction as:

Reconstruction is defined as the act or process of depicting, by means of new construction, the form, features, and detailing of a non-surviving site, landscape, building, structure, or object for the purpose of replicating its appearance at a specific period of time and in its historic location.<sup>2</sup>

The six *Standards* for reconstruction are:

1. Reconstruction will be used to depict vanished or non-surviving portions of a property when documentary and physical evidence is available to permit accurate reconstruction with minimal conjecture, and such reconstruction is essential to the public understanding of the property.
2. Reconstruction of a landscape, building, structure or object in its historic location will be preceded by a thorough archeological investigation to identify and evaluate those features and artifacts that are essential to an accurate reconstruction. If such resources must be disturbed, mitigation measures will be undertaken.
3. Reconstruction will include measures to preserve any remaining historic materials, features and spatial relationships.
4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.
5. A reconstruction will be clearly identified as a contemporary re-creation.
6. Designs that were never executed historically will not be constructed.

## Goals of Proposed Project

The goal of the reconstruction project is to satisfy the two neighborhood quality characteristics to maintain the historic integrity of the neighborhood setting:

9. The proposed historic feature by its location and setting materially contributes to the historic character of the city; and
10. The proposed historic feature is a long established feature of the city.

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<sup>2</sup> *The Secretary of the Interior's Standards for the Treatment of Historic Properties*: Kay D. Weeks and Anne E. Grimmer, U.S. Department of the Interior, National Park Service, 1995, 62.

The established visual setting includes the varying pattern of building volumes, largely expressed in wood, that exist along Prospect Avenue. In addition, the variation of historic rooflines of the hillside location, as viewed from Monterey Bay, also represents a long established feature of the city (**Figures 5 and 6**).



**Figures 5 and 6.** Left image shows the rhythm of gable roofs and false front roofs along Prospect Avenue, looking north, with the subject property indicated by an arrow. Right image views the variety of historic rooflines along the ridge looking northwest from Cliff Drive.

Design drawings by Derek Van Alstine Residential Design, Inc., dated 8/24/2021 were the design drawings reviewed for this evaluation. To satisfy site deficiencies, the proposed project is the demolition and reconstruction of the house within current setback requirements for the property.

### Evaluation of Proposed Alterations

For the proposed reconstruction of the subject building, *Standards 4 – 6* are most applicable, with an evaluation given below each standard.

- 4. Reconstruction will be based on the accurate duplication of historic features and elements substantiated by documentary or physical evidence rather than on conjectural designs or the availability of different features from other historic properties. A reconstructed property will re-create the appearance of the non-surviving historic property in materials, design, color and texture.*

The reconstructed building will be recreated using existing documentary evidence taken from the site prior to demolition. The new building will match the existing house in scale, massing, design and the use of historic wood materials.

- 5. A reconstruction will be clearly identified as a contemporary re-creation.*  
While the reconstruction will match the appearance of the original building, the new building will utilize modern window technology and detailing to clearly identify it as a contemporary re-creation, in keeping with this *Standard*.

- 6. Designs that were never executed historically will not be constructed.*

While the subject house’s appearance has been altered substantially over time, it’s overall scale, massing, materials and placement within the historic Prospect Avenue streetscape are the priorities in this reconstruction. These aspects of the original building will be maintained in the new construction to enable it to contribute to the established historic setting of altering rooflines and building facades along Prospect Avenue.

**Conclusion**

In conclusion, the proposed reconstruction of the house located at 1410 Prospect Avenue, Capitola, meets the *Secretary of the Interior’s Standards for Reconstruction*. Because the proposed alterations to the historic neighborhood setting meet the *Standards*, the alterations are considered as mitigated to a level of less than a significant impact on the historic resource and do not constitute a substantial adverse change to the historic resource, thus conforming to the requirements of the California Environmental Quality Act (CEQA).

Please contact me with any questions regarding this design review letter.

Sincerely,



Seth A. Bergstein  
Principal

### Neighborhood Floor Area Survey

<b>Address</b>	<b>Lot Size (sq. ft.)</b>	<b>Estimated Floor Area (sq. ft.)</b>	<b>Estimated FAR</b>
1480 Prospect	2701	1771	<b>65.6%</b>
1470 Prospect	2526	1250	49.5%
1460 Prospect	3180	2004	<b>63.0%</b>
1450 Prospect	3049	1547	50.7%
1440 Prospect	3006	2053	<b>68.3%</b>
1430 Prospect	2396	1731	<b>72.2%</b>
1420 Prospect	2265	1692	<b>74.7%</b>
<b>1410 Prospect</b>	2416	1452	<b>60.1%</b>
1400 Prospect	1960	1121	57.2%
<i>*From parcel data, aerial imagery, assessor records, and Capitola zoning standards.</i>			

# Capitola Planning Commission Agenda Report



**Meeting:** April 7, 2022

**From:** Community Development Department

**Address:** Preliminary Review of Prototype Street Dining Deck

---

**Permit Number:** 22-0140

**APN:** Village Eating Establishments

Preliminary design for future prototype street dining deck.

Environmental Determination: Categorically Exempt

Property Owner: City of Capitola

Representative: Katie Herlihy, Community Development Director

**Applicant Proposal:** Staff is requesting preliminary design feedback on the first draft of the Prototype Street Dining Deck plans from the Planning Commission.

**Background:** On December 9, 2021, the City Council approved the Outdoor Dining Ordinance which establishes a permitting process for street and sidewalk dining within the village. The ordinance includes an administrative review process for a prototype street dining deck. The prototype street dining deck is currently being developed by the City and will require Planning Commission approval of a blanket Coastal Development Permit (CDP).

The Outdoor Dining Ordinance is currently under review by the Coastal Commission. Staff anticipates the ordinance to be reviewed for certification in May or June. Once the ordinance is certified, staff will proceed with the blanket CDP application.

In February, local landscape architecture firm, Michael Arnone + Associates, was contracted by the city to create the prototype design.

**Analysis:** During the ordinance review, several Planning Commissioners and City Council members suggested allowing options within the prototype design to allow differentiation. The draft design includes options for decking, railings, lights, furniture, and recommended plants. The restaurants may choose from the options to personalize their space. Staff is seeking feedback on the proposed options for decking, railings, lights, furniture, and plants.

The street dining decks will all have planters. The landscape architect recommended allowing one style of planter to have cohesion in the dining decks throughout the village. The current draft includes two types of planters, one fiberglass and one concrete. Staff is requesting feedback on the preferred planter.

There are pros and cons to the two planters. Pro's for the fiberglass is that it is a lot less cumbersome to work with and has more range in terms of available colors and textures. Planters could be placed on the deck and wouldn't require extra support. Pricewise concrete and fiberglass are similar when you add in shipping cost. In terms of safety, the concrete planter would be safer due to the weight. To support the weight of the concrete planters, a poured concrete curb or plinth may be necessary.

**Recommendation:** Review the first draft of the Prototype Street Dining Deck plans and provide staff with direction.

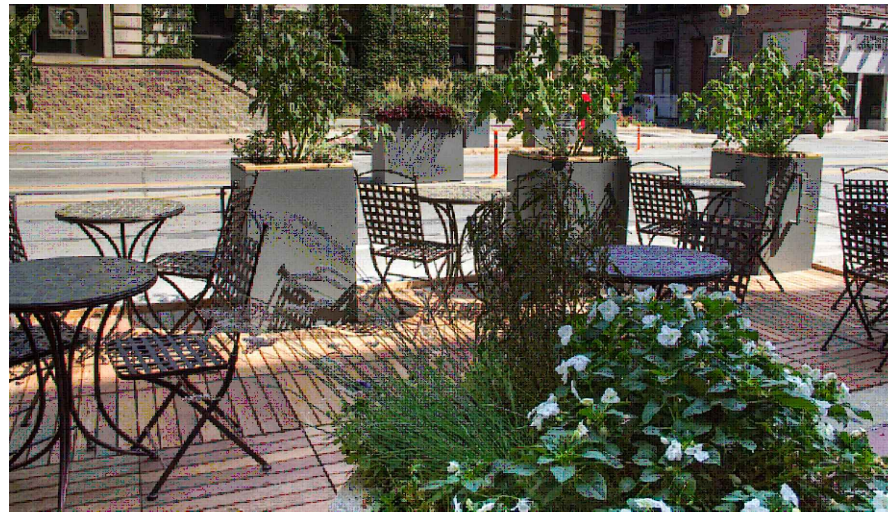
**Attachments:**

1. Prototype Street Dining Deck plan set



# Conceptual Design Guidelines for the Capitola Parklets

March 21, 2022



Deck photo by Bison Pedestal systems

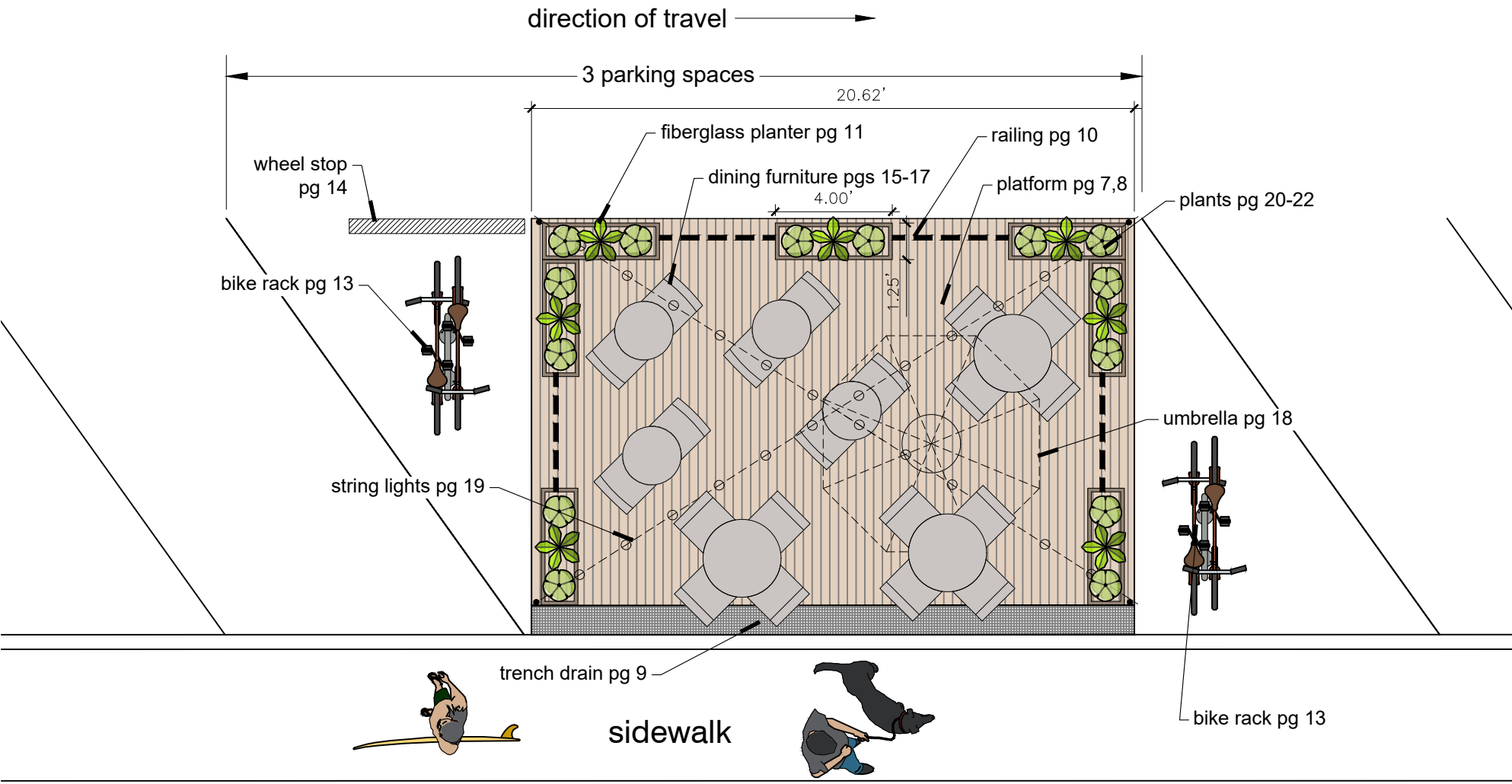
  
**Michael Arnone + Associates**  
LANDSCAPE ARCHITECTURE

[mike@arnonelandscape.com](mailto:mike@arnonelandscape.com)

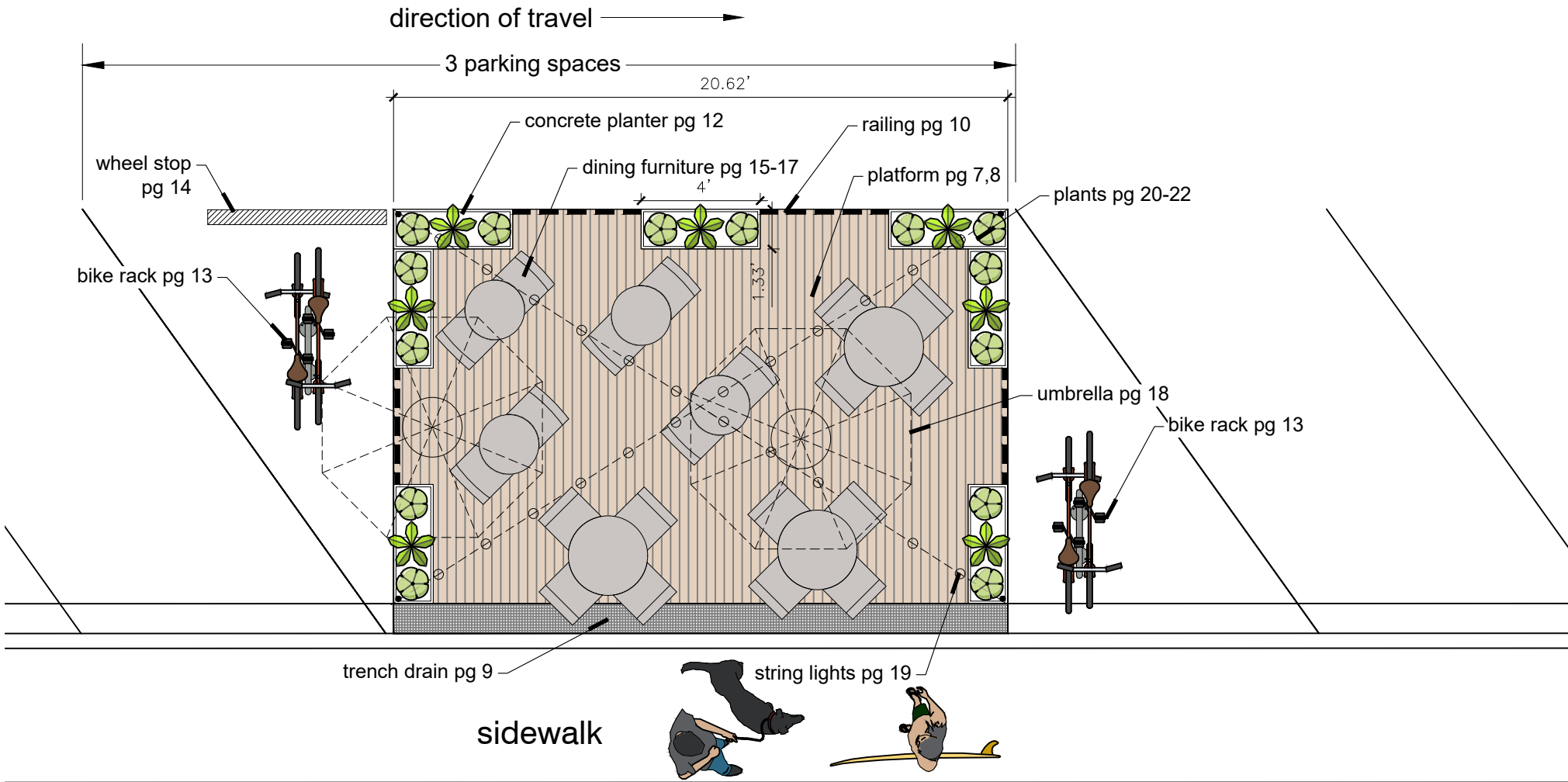
[www.arnonelandscape.com](http://www.arnonelandscape.com)

831.462.4988

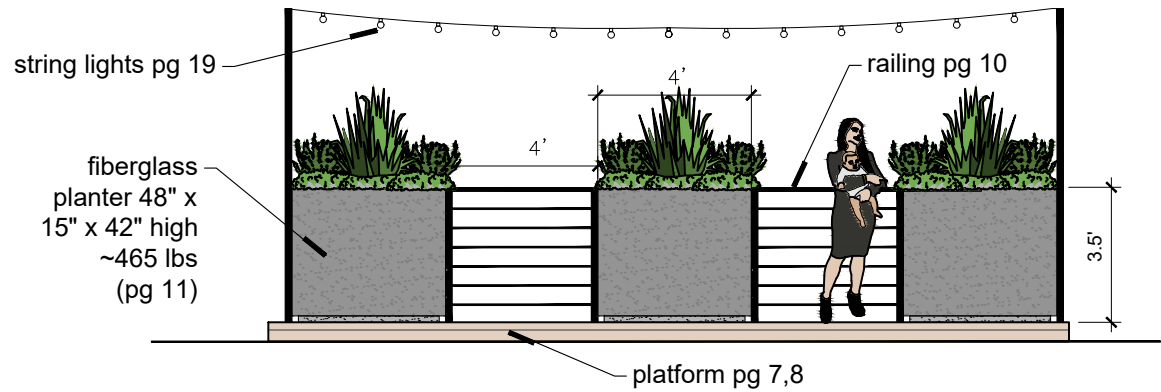
Angled Parking Space Fiberglass Planters - Plan View



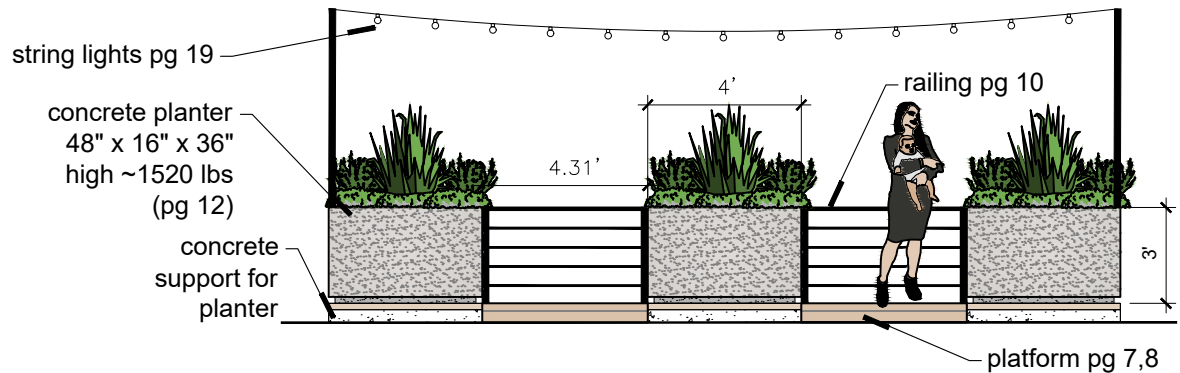
# Angled Parking Space Concrete Planters - Plan View



# Angled Parking Space Options - Elevation View

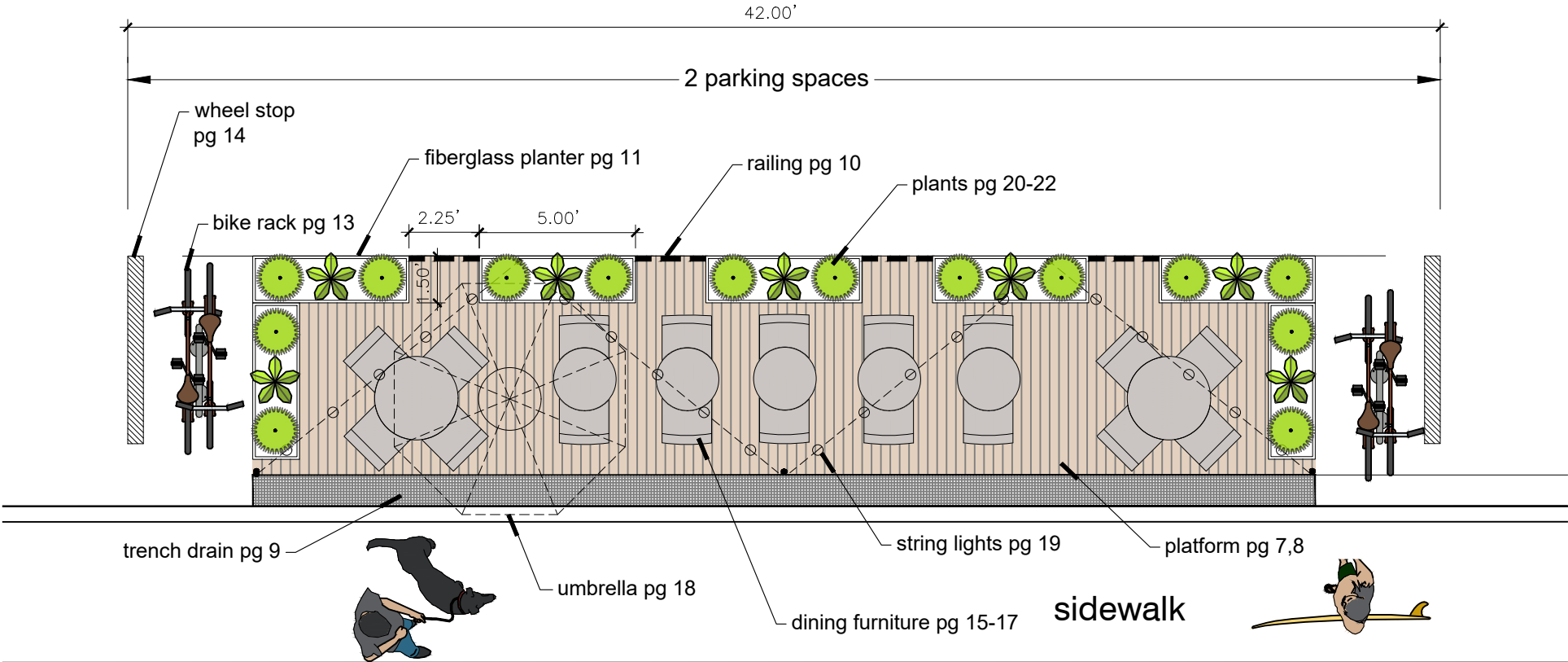


FIBERGLASS PLANTERS - elevation

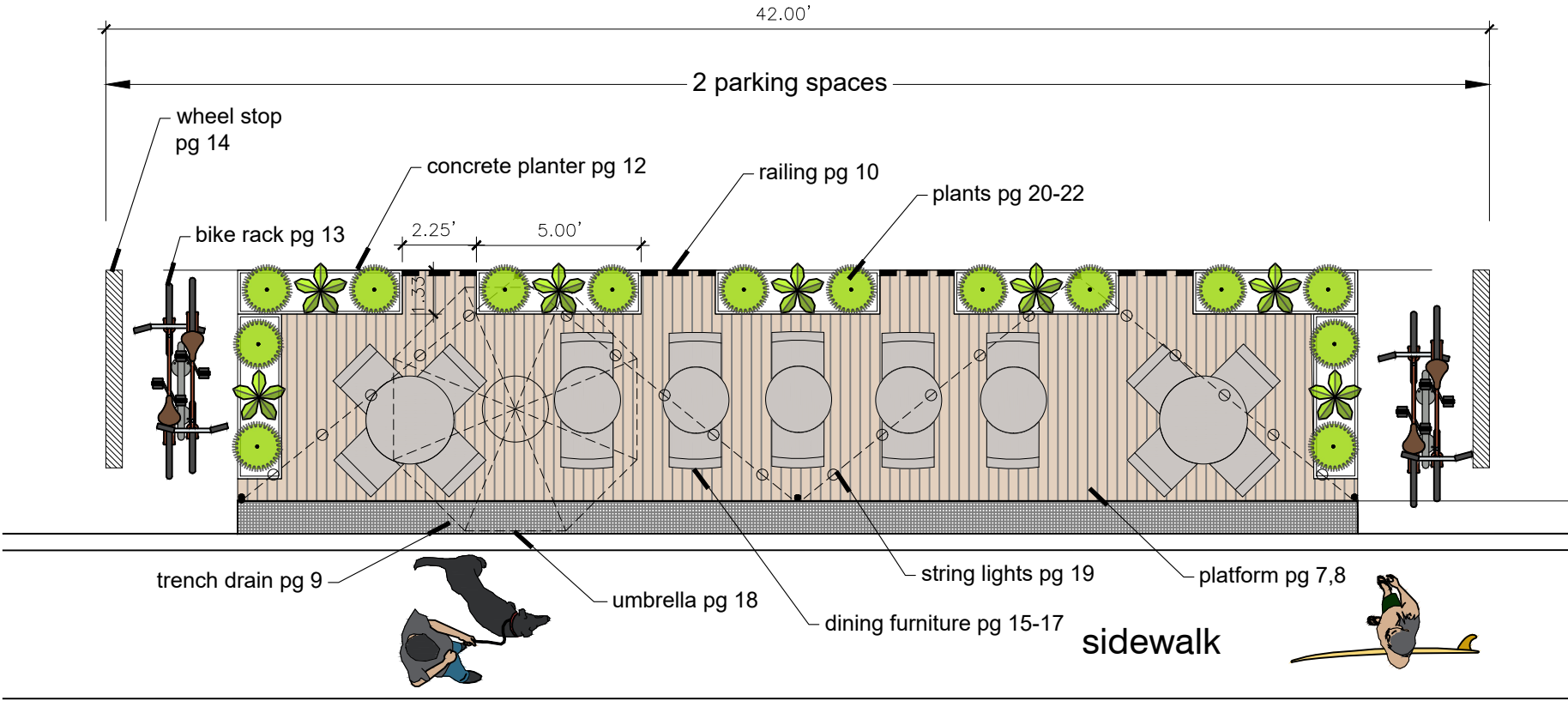


CONCRETE PLANTERS - elevation

Parallel Parking Space Fiberglass Planters - Plan View

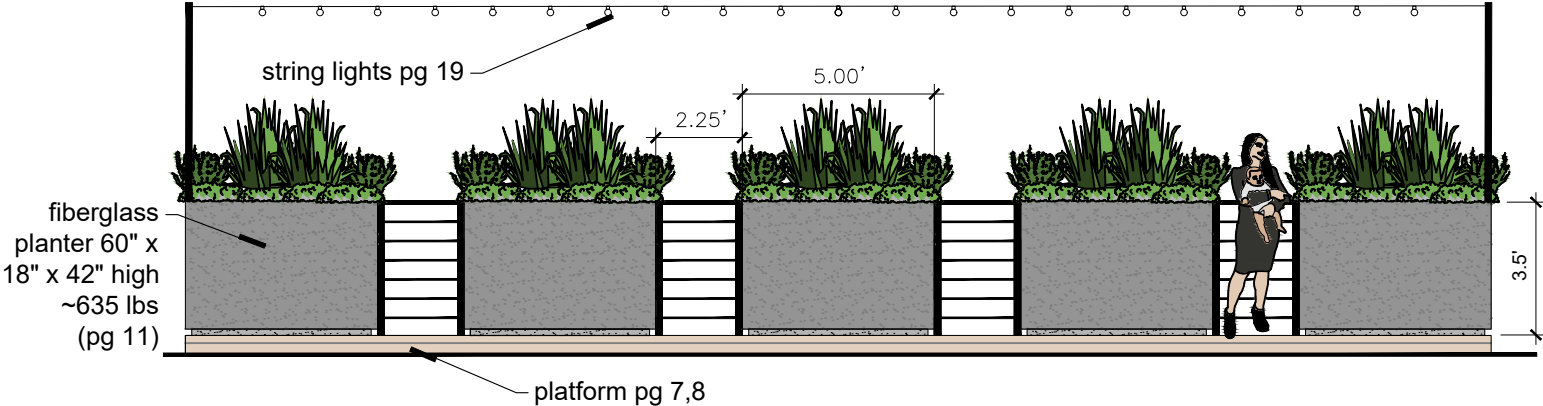


Parallel Parking Space Concrete Planters - Plan View

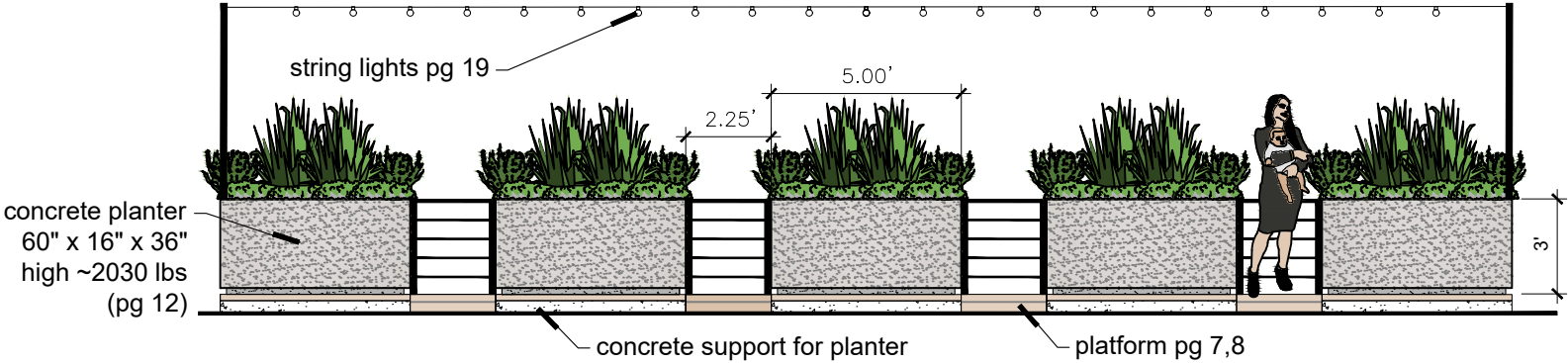




Parallel Parking Space- Elevations



FIBERGLASS PLANTERS - elevation



CONCRETE PLANTERS - elevation

Parklet Components - Platform Option 1 - Wood framing with leveling mounts and wood or plastic wood decking

**McMASTER-CARR** OVER 510,000 PRODUCTS


adjustable foot

Need help finding a product?  
E-mail or call (882) 692-5511.

10 Products

**Narrow By**

**Type**


 Swivel Leveling

**Inch/Metric**  
Inch


**Thread Size**

1/4"-16	5/8"-8
5/16"-14	3/4"-8
3/8"-12	1"-5
1/2"-10	1 1/4"-5

**Stud**

 With Stud

**Thread Length**



1 1/4"	4"
2"	6"
3 1/2"	

**Capacity per Mount**

- 1,000-5,000 lbs.
- 5,000-10,000 lbs.
- 10,000-20,000 lbs.
- 20,000 lbs. or More

**Stud Material**  
Steel

**Base Material**  
Steel and Cast Iron


**10 Products**

- About Leveling Mounts
- About Vibration-Damping Mounts

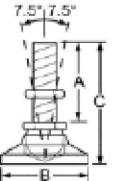
**High-Capacity Acme Threaded Swivel Leveling Mounts**

Broader, stronger threads enable faster adjustments and higher load capacities than standard V-shaped threads.


Base swivels 15° to compensate for uneven floors. Stud includes a removable nut. Made of zinc-plated steel.

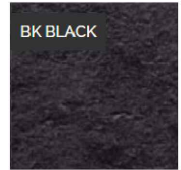


Acme Threads

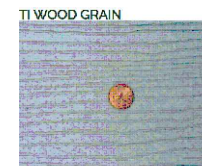


Size	Lg. (A)	Cap. per Mount, lbs.	Base Dia. (B)	O'all Ht. (C)	Each
1/4"-16	1 1/4"	1,500	1"	1 15/16"	6858K11 \$9.09
5/16"-14	2"	3,750	1 1/4"	2 7/8"	6858K13 10.87
3/8"-12	2"	5,625	1 1/4"	2 7/8"	6858K15 11.48
1/2"-10	2"	7,500	1 7/8"	3 1/8"	6858K17 15.40
1/2"-10	4"	7,500	1 7/8"	5 1/8"	6858K18 20.52
5/8"-8	2"	9,000	2 1/2"	3 1/4"	6858K19 24.72
3/4"-8	2"	11,100	3"	3 1/2"	6858K22 31.26
1"-5	3 1/2"	30,000	4"	5 3/8"	6858K24 47.88
1"-5	6"	30,000	4"	7 7/8"	6858K26 55.74
1 1/4"-5	4"	60,000	6"	6 3/4"	6858K28 126.00



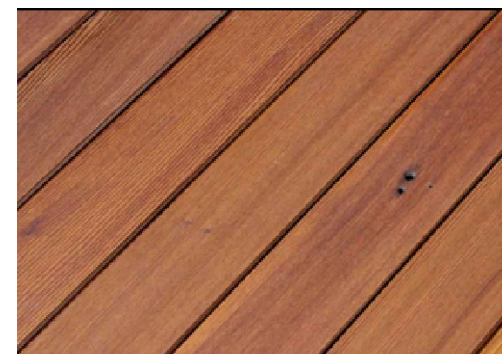


approved colors



approved textures

Plastic wood decking



Natural wood decking: Redwood

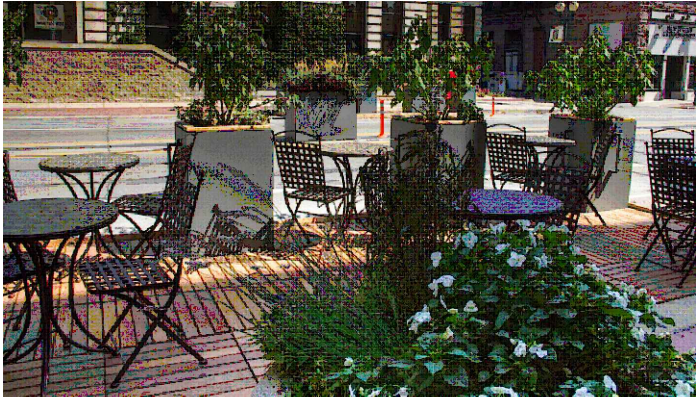
Wood framing with leveling mounts  
<https://www.mcmaster.com/swivel-leveling-mounts>



Parklet Components - Platform Option 2 - Pedestal System with Wood or Concrete Tiles



Bison Pedestals with wood decking  
<https://bisonip.com/bison-products/pedestals/>



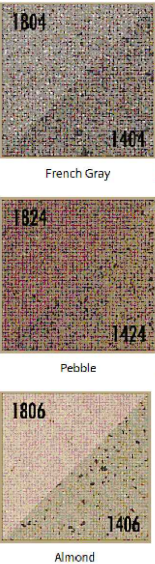
Wood tiles



Bison Pedestals with concrete tile decking  
<https://bisonip.com/bison-products/pedestals/>

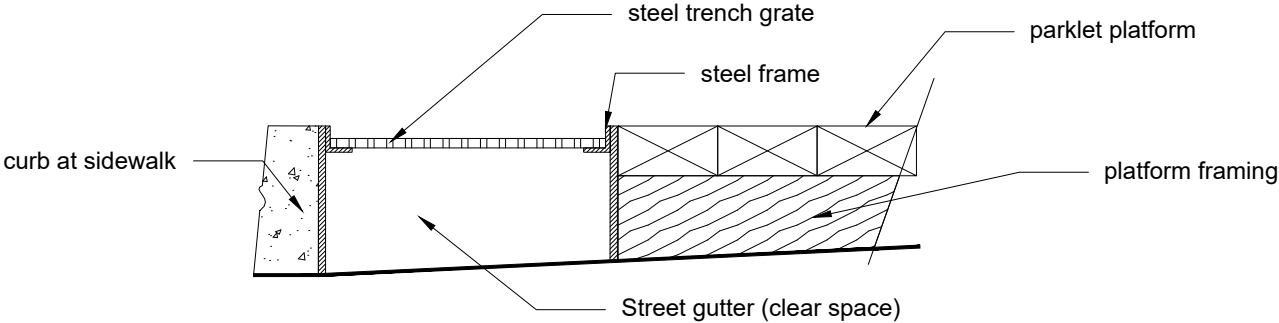


Concrete tiles



Approved colors with light sandblast texture

Parklet Components - Stormwater drainage conceptual details



Trench Drain at curb and gutter to allow access to gutter



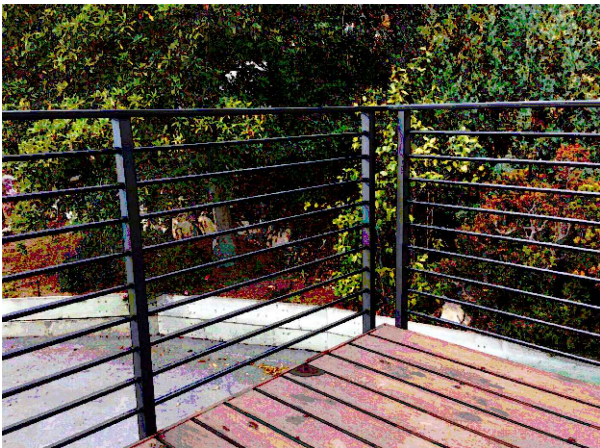
Perforated steel perimeter between platform and street to allow stormwater to flow from crown to gutter





Custom built wood railing with horizontal pickets, Redwood, Ipe (or similar), Cedar

Note:  
Choose one railing style for a unified theme.



Custom fabricated metal railing with horizontal pickets  
<http://deck-rail.com/products/aluminum-round-picket/>



21.5 lbs D 3" / W 33" / H 33"  
**#2023**  
Emotion Metal Panel



4 lbs D 3" / W 3" / H 35"  
**#2038**  
Single Corner Frame

**Finishes**



A/Iron 22      A/Corten 86



1.5 lbs D 4.5" / W 3" / H 2.3"  
**#2031**  
Bolt Down Base

metal screen with frame and base or with custom wood framing <https://emuamericas.com>

Approved colors and finishes. Choose one color for a unified theme.



rectangle planter - 48" -60" long x 15" wide x 42" high, ~ 462-635 lbs with soil  
<http://oldtownfiberglass.com>



**Matte**— Add suffix M to color code



**Sand**— Add suffix S to color code



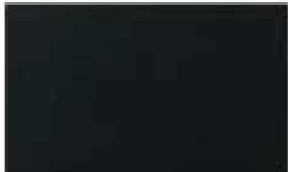
Med. Gray 18—(add suffix G, M, S or O)



Taupe 19—(add suffix G, M, S or O)



Dark Gray 20—(add suffix G, M, S or O)



Black 21—(add suffix G, M, S or O)



Approved colors and finishes. Choose one color for a unified theme.



Sand Acid Wash



Buff Acid Wash



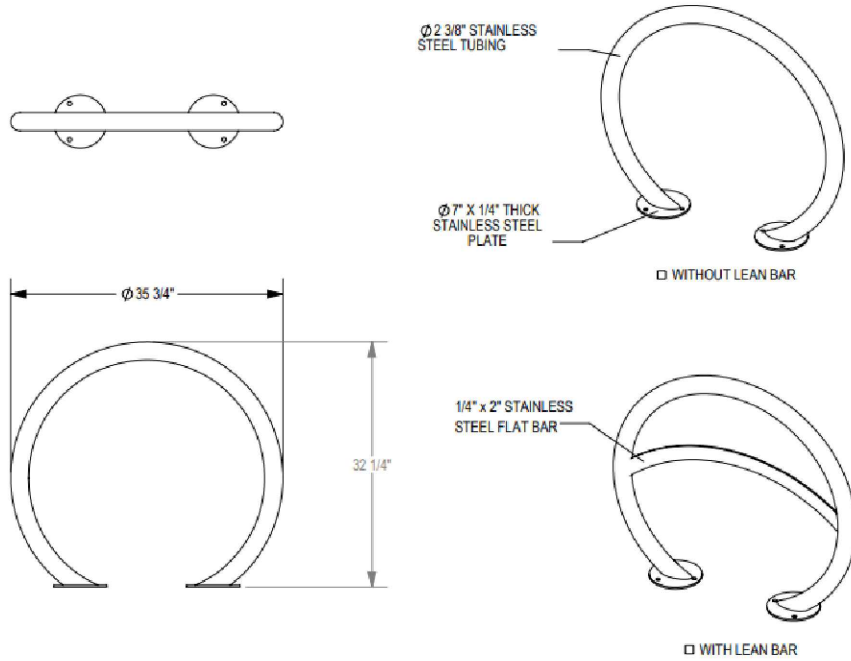
Charcoal Acid Wash

Concrete planter - 16" wide x 48"-60" long x 36" high, 1520- 2030 lbs with soil  
<https://www.markstaar.com/Concrete-Site-Amenities/Concrete-Planters/Concrete-Planter-TF4356.html>

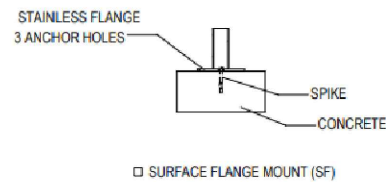
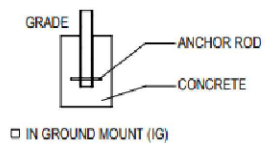
# Parklet Components - Bike Rack



MADRAX DIVISION  
 GRABER MANUFACTURING, INC.  
 1080 UNIEK DRIVE  
 WAUNAKEE, WI 53597  
 P(800) 448-7931, P(608) 849-1080, F(608) 849-1081  
 WWW.MADRAX.COM, E-MAIL: SALES@MADRAX.COM



### CHECK DESIRED MOUNT



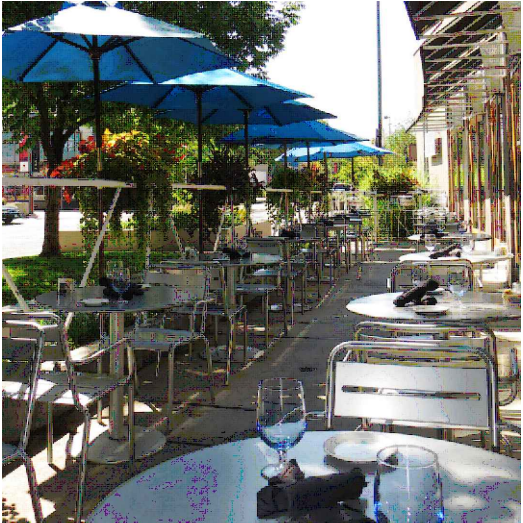
Note: Two bike parking spaces are required for each parking stall used in parklet

Bike Rack for two bikes - Madrax ORION CIRCULAR BIKE RACK (stainless steel option)  
<https://www.madrax.com/orion-commercial-bike-rack-orn>



6' long x 6" wide wheel stop  
<https://www.markstaar.com/parking-stops/>

Parklet Furnishings - Dining Tables



- Quick Ship Finishes:
- Light grey
  - Dark grey
  - Black
  - White

- Special Order Ship Finishes:
- Blue
  - Green
  - White with pattern
  - Black
  - Red
  - White with pattern
  - Light green
  - Dark blue
  - Red
  - Light green
  - Teal
  - Yellow
  - Light grey
  - Dark green
  - Brown
  - Dark grey

Emu Bistro Series: round and rectangular assorted sizes, includes bar height.

[https://emuamericas.com/products/tables/all\\_tables](https://emuamericas.com/products/tables/all_tables)



- Quick Ship Finishes:
- Dark grey
  - Black

- Special Order Ship Finishes:
- Green
  - White with pattern
  - Black
  - White with pattern

Emu Table Series: round and rectangular assorted sizes, includes bar height.

[https://emuamericas.com/products/tables/all\\_tables](https://emuamericas.com/products/tables/all_tables)

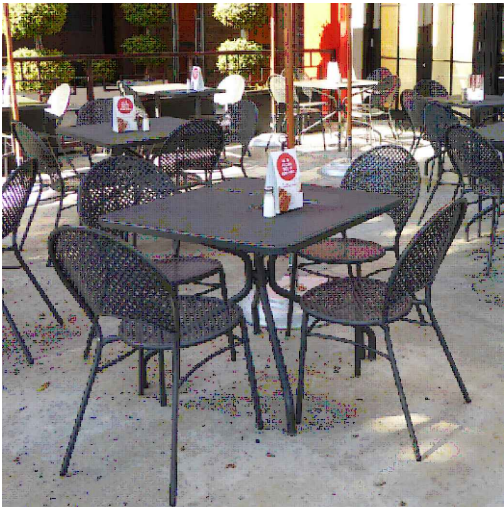


Parklet Furnishings - Dining Chairs



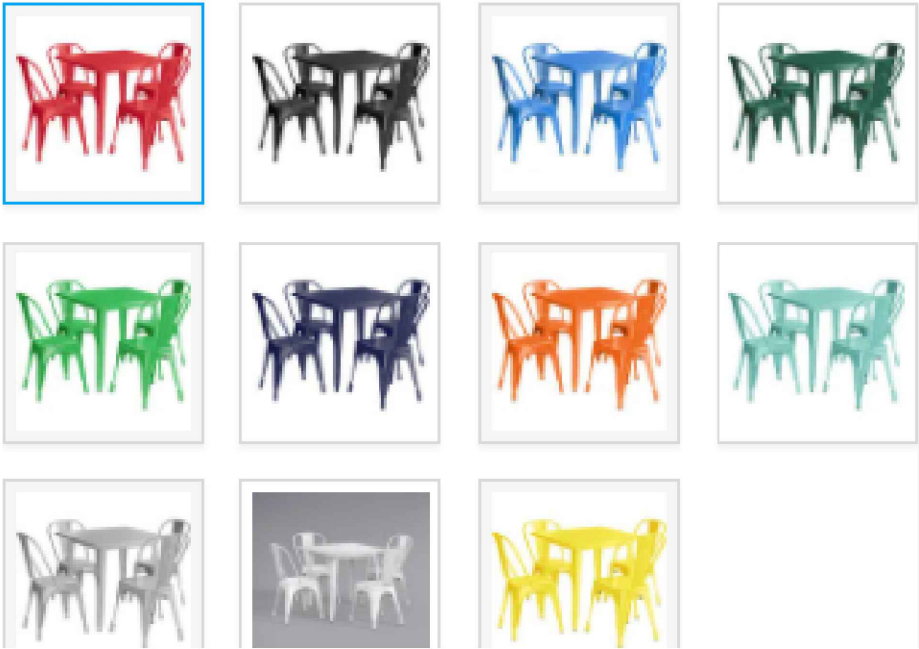
- Quick Ship Finishes:
- Light Green
  - Dark Green
  - Light Blue
  - Dark Blue
- Special Order Ship Finishes:
- Blue
  - Dark Green
  - Dark Blue
  - White
  - Black
  - Red
  - Yellow
  - Light Green
  - Light Blue
  - Dark Green
  - Dark Blue
  - Red
  - Yellow
  - Light Green
  - Light Blue
  - Dark Green
  - Dark Blue
  - Red
  - Yellow
  - Light Green

Emu Star Chair [https://emuamericas.com/products/side\\_chairs](https://emuamericas.com/products/side_chairs) (also in bar height) <https://emuamericas.com/products/barstools>



- Quick Ship Finishes:
- Black
- Special Order Ship Finishes:
- White
  - Black
  - Dark Green
  - Dark Blue
  - Red
  - Yellow
  - Light Green
  - Dark Green

Emu Rhonda Chair [https://emuamericas.com/products/side\\_chairs](https://emuamericas.com/products/side_chairs) (also in bar height) <https://emuamericas.com/products/barstools>



color options

Tolix style set: round and rectangular assorted sizes, also in bar height.

[www.webstaurantstore.com](http://www.webstaurantstore.com)



Parklet Furnishings - Umbrellas



8.5' hexagon umbrella - Emu Shade #986  
[https://emuamericas.com/product/shade\\_986](https://emuamericas.com/product/shade_986)



6' square umbrella - Emu Shade #980  
[https://emuamericas.com/product/shade\\_980](https://emuamericas.com/product/shade_980)

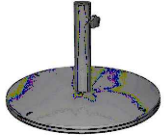
Quick Ship Finishes:



Umbrella COMPATIBILITY		LANCASTER TABLE & SEATING		
Umbrella Size	Compatible LT&S Umbrellas	Table Size	Base Weight	Compatible LT&S Bases
6'-6.5"	#164UMBAL06 #177UMBS06 #164UMBWD06	up to 30"	25-35 lb.	#164UMBASEC28
7-8.5"	#164UMBAL75 #164UMBS575 #164UMBWD75	30" - 48"	40-60 lb.	#164UMBASECNT #164UMBASESTL
9'-10"	#164UMBAL09 #164UMBS09 #164UMBWD09	48" - 60"	50-65 lb.	#164UMBASECNT #164UMBASESTL
11'	#164UMBAL11 #164UMBS11	60" - 84"	75+ lb.	#164UMBASEGRN

**NOTE:** Always lower umbrella in windy or inclement weather conditions.

Quick Ship Finishes:

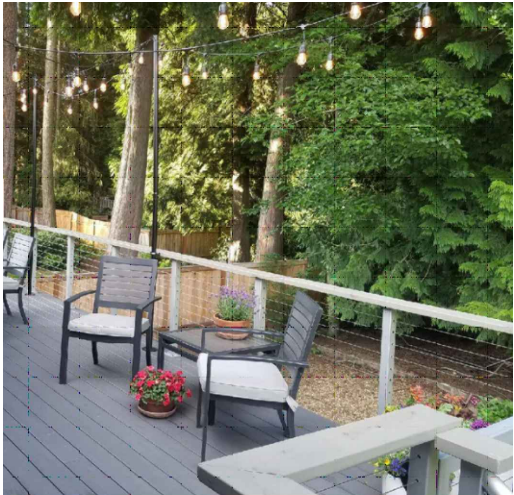
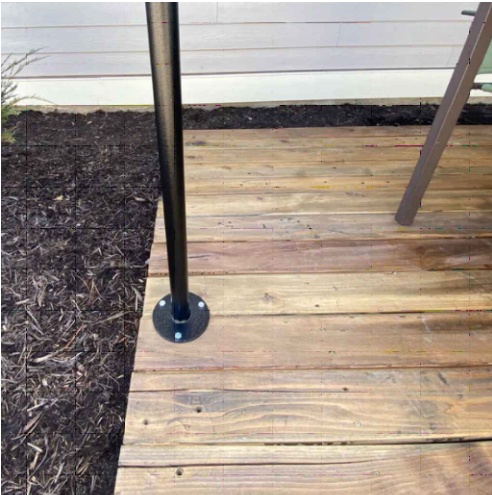


Stands - Emu shade base #925  
[https://emuamericas.com/product/shade\\_base\\_925](https://emuamericas.com/product/shade_base_925)



Note: Choose one color for umbrella for a unified theme.

Umbrella + stands various sizes - Lancaster  
[www.webstaurantstore.com](http://www.webstaurantstore.com)



Deck mounted metal poles and LED string lights

<https://iynstands.com/>

## Parklet Suggested plants

BOTANICAL ^	COMMON	TYPE	HEIGHT	WIDTH	SUN	WATER
<i>Achillea</i> 'Anthea'	Anthea Yarrow	Ground cover, Perennial	2 ft.	2 ft.	Full, Half	Low, Extra in Summer
<i>Achillea</i> 'Firefly Peach Sky'	Firefly Peach Sky Yarrow	Perennial	2-3 ft.	2-3 ft.	Full	Very Low, Low
<i>Aeonium</i> 'Mint Saucer'	Green Aeonium	Succulent	2-3 ft.	2-3 ft.	Full, Half, Shade	Low
<i>Agastache</i> 'Acapulco Orange'	Acapulco Orange Hummingbird Mint	Perennial	1.2-1.5 ft.	1.5 ft.	Full	Low, Medium
<i>Aloe</i> 'Blue Elf'	Blue Elf Aloe	Succulent	1-2 ft.	1-2 ft.	Full, Half	Very Low
<i>Aloe</i> 'Johnson's Hybrid'	Johnson's Aloe	Succulent	1.5 ft.	2-3 ft.	Full, Half	Very Low
<i>Asparagus densiflorus</i> 'Myers'	Myers Asparagus	Fern	1-2.5 ft.	2 ft.	Full, Half, Shade	Low, Medium
<i>Cordyline</i> 'Festival Raspberry'	Festival Raspberry Cordyline	Shrub	3 ft.	3 ft.	Full, Half	Low, Medium
<i>Correa pulchella</i> 'Pink Eyre'	Pink Australian Fuchsia	Shrub	2-3 ft.	2-3 ft.	Full	Low
<i>Dianella tasmanica</i> 'Destiny'	Destiny Dianella	Perennial	1-2 ft.	2 ft.	Full, Half	Low, Medium, Extra in Summer
<i>Dichondra argentea</i> 'Silver Falls'	Silver Falls Dichondra	Ground cover	Under 1'	6-12'	Half, Shade	Medium, Extra in Summer
<i>Lomandra longifolia</i> 'Breeze'	Dwarf Mat Rush	Grass	1-3'	1-3'	Full, Half	Low
<i>Lomandra</i> 'Platinum Beauty'	Platinum Beauty™ Lomandra	Grass	1-3'	1-3'	Full, Half	Low
<i>Loropetalum</i> Jazz Hands 'Dwarf Pink'	Jazz Hands Dwarf Pink Fringe Flower	Shrub	1-3'	1-3'	Half, Shade	Medium
<i>Pittosporum tobira</i> 'Shima'	Shima Dwarf Mock Orange	Shrub	1-3'	1-3'	Full, Half	Medium, Extra in Summer
<i>Salvia microphylla</i> 'San Carlos Festival'	Mexican Mint Sage, Cherry Sage	Shrub, Perennial	1-3', 3-6'	1-3', 3-6'	Full, Half	Very Low, Low, Extra in Summer
<i>Salvia</i> x 'Amistad'	Friendship Sage	Shrub	3-5 ft.	4-6 ft.	Full	Low
<i>Senecio serpens</i>	Dwarf Senecio	Ground cover, Succulent	1.5 ft.	2 ft.	Full, Half	Low



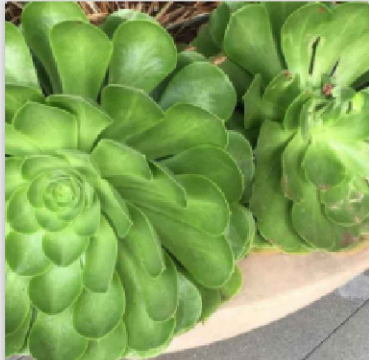
Parklet Suggested plants - photos



*Achillea 'Anthea'*  
Anthea Yarrow  
ACH ANT



*Achillea 'Firefly Peach Sky'*  
Firefly Peach Sky Yarrow  
ACH PEA



*Aeonium 'Mint Saucer'*  
Green Aeonium  
AEO MIN



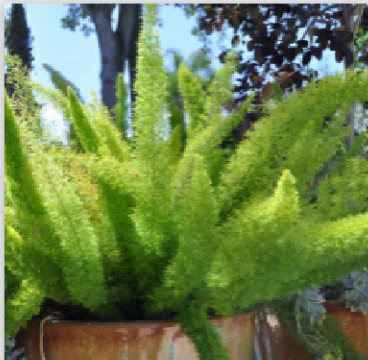
*Agastache 'Acapulco Orange'*  
Acapulco Orange Hummingbird Mint  
AGA ACA



*Aloe 'Blue Elf'*  
Blue Elf Aloe  
ALO ARB



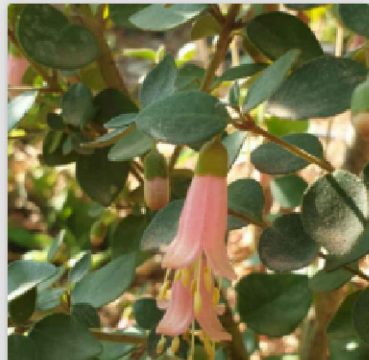
*Aloe 'Johnson's Hybrid'*  
Johnson's Aloe  
ALO JOH



*Asparagus densiflorus 'Myers'*  
Myers Asparagus  
ASP DEN



*Cordyline 'Festival Raspberry'*  
Festival Raspberry Cordyline  
COR FER



*Correa pulchella 'Pink Eyre'*  
Pink Australian Fuchsia  
COR PIE



*Dianella tasmanica 'Destiny'*  
Destiny Dianella  
DIA DES



Parklet Suggested plants - photos



*Dichondra argentea 'Silver Falls'*  
Silver Falls Dichondra  
DIC SIL



*Lomandra longifolia 'Breeze'*  
Dwarf Mat Rush  
LOM BRE



*Lomandra 'Platinum Beauty'*  
Platinum Beauty™ Lomandra  
LOM PLA



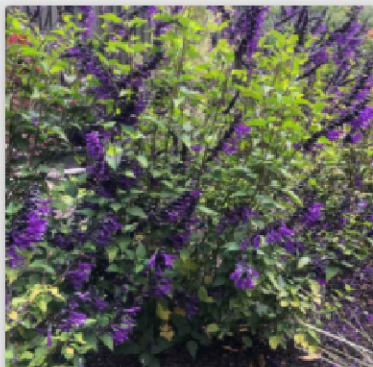
*Loropetalum Jazz Hands 'Dwarf Pink'*  
Jazz Hands Dwarf Pink Fringe Flower  
LOR JHA



*Pittosporum tobira 'Shima'*  
Shima Dwarf Mock Orange  
PIT TOB



*Salvia microphylla 'San Carlos Festival'*  
Mexican Mint Sage, Cherry Sage  
SAL MIC



*Salvia x 'Amistad'*  
Friendship Sage  
SAL AMI



*Senecio serpens*  
Dwarf Senecio  
SEN SER